

# ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

1000 ARBOR LAKE DRIVE • NAPLES, FL 34110 • (239) 598-2929

## MINUTES OF February 21, 2018 THE BOARD OF DIRECTORS MEETING

President B. Foote called the meeting to order at 3:00 p.m. on Wednesday, February 21, 2018. Arbor Trace Condominium Association's Board Members present were L. DePrisco, B. Foote, G. Kessel, M. McKee and S. Zimmer. This constituted a quorum. Staff attending N. Hoops, and D. Simpson.

The notice of the meeting had been posted as required by the Association's by-laws and the statutes of the State of Florida.

The Board of Directors approved the minutes of December 20, 2017.

**Next Meeting**  
**Wednesday, March 21, 2018**

### A. Committee Reports:

Treasurers Report: L. DePrisco reported on the variances of the AT January 2018 financials.

Social Committee – B. Smith reported that we had an excellent turn out for the State your State evening. Welcome bags are prepared to be delivered to two new couples in villas 401 and 704. On March 29<sup>th</sup>, the Luncheon at Tiffany's will be held for all of the ladies at both TP and AT. Please make reservations by March 26, 2018.

Building and Grounds – S. Zimmer reminded everyone to be aware and watchful of your surroundings and secure your doors (car, garage and home). "If you see something or experience something, say something" as quoted from the Homeland Security and Police.

S. Zimmer reported that landscaping is looking pretty good. Additional Hurricane Irma damage has been found on the roofs and we are working on the repairs.

### B. Property Managers' Report:

Reported by N. Hoops

We are working on bids to install security cameras in the elevators and hallways in both buildings two and nine. Additionally, we are researching automatic doors on the west ends of buildings two and nine.

K. Cooney is also researching automating two of the Colonnade Room doors.

Florida Painters are proceeding faster than estimated and the project is going well.

Window cleaning for both midrise buildings will begin in March. The villas will have internal window cleaning.

**C. TT LLC Report:**

J. Meyers reported everything with TT LLC., is on point. The projects are slowing down.

**D. New Business:**

Finance Committee Members – A motion was made for Kit Carson to be the fifth Finance Committee Member, which was seconded and approved unanimously.

Lease agreement – A motion was made to approve the lease for unit 2-302 for the period of 2/23 – 3/23 while their unit is being renovated, which was seconded and approved unanimously.

Replacement of damaged louvers on the midrise buildings- A motion was made to replace the 3 East facing louvers (1 on building 201, 2 on building 900) at the cost of \$16,302 from reserves, the motion was seconded and approved unanimously.

**E. Old Business:**

None

With no further business, the meeting adjourned at 3:44 pm.

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M. McKee, Secretary

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Dated