

ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

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

MINUTES OF April 17, 2019 BOARD OF DIRECTORS MEETING

President B. Foote called the meeting to order at 3:00 p.m. on Wednesday, March 20, 2019. Arbor Trace Condominium Association's Board Members present were, B. Foote, L. DePrisco, V. Govoni and M. McKee. Absent: K. Carson. This constituted a quorum.

Staff attending N. Hoops, D. Simpson and D. Edenfield.

The notice of the meeting was 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 March 20, 2019 as amended. Amendment: remove the word sod and insert the word mulch.

**Next Board of Directors Meeting
Wednesday, May 15, 2019**

A. Committee Reports:

Treasurers Report: L. DePrisco reported on the variances of the AT March 2019 financials. The Finance Committee recommends approving the reserve study conducted by W.J Johnson. The Finance Committee reviewed and recommends the Board approve.

Social Committee –S. Ohanian reported a ladies Spring Fling luncheon is scheduled for Thursday, April 25th at Noon, the ladies at Tower Pointe are invited as well. The program will be a talk by Barbara Smith on the many hats we wear in life. Please make reservations.

Building and Grounds – N. Hoops reported the insurance package at the cost of \$140,456.41, The maximum windstorm deductible is \$1,121,550.

B. Property Managers' Report:

Reported by N. Hoops

N. Hoops reported that the aluminum louvers for the western sides of buildings two and nine have been installed.

N. Hoops reported the budgeted seal coating (roads) will be done in conjunction with TP and the Clubhouse. The roadways will be remarked.

N. Hoops reported the installation of the keyscan door system for buildings two and nine is scheduled to start next week.

C. TT LLC Report:

S. Basinger reported TT LLC., approved \$27,000 to replace the drop ceiling tiles in the clubhouse main lobby area and the Colonnade room and the installation of new LED lights in the main lobby areas.

S. Basinger reported the portable generator is scheduled to be here in May. This portable generator will allow the community to run the sewer pumps, among other uses.

S. Basinger reported that we hired Ethel Hubbard, C.D.M., as the new Food Service Manager. Ethel has already begun to make improvements.

D. New Business:

None

E. Old Business:

None

With no further business, the meeting adjourned at 3:32 pm.

M. McKee, Secretary

Dated