

ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

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

MINUTES OF September 19, 2018 THE BOARD OF DIRECTORS MEETING

President B. Foote called the meeting to order at 3:00 p.m. on Wednesday, September 19, 2018. Arbor Trace Condominium Association's Board Members present were, B. Foote, L. DePrisco, G. Kessel, M. McKee and S. Zimmer. 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 July 18, 2018.

Next Meeting
Wednesday, October 17, 2018

A. Committee Reports:

Treasurers Report: L. DePrisco reported on the variances of the AT September 2018 financials. The 2017 audit is underway.

Social Committee – B. Smith reported as Co-Chairs, that she and A. Knouse have removed themselves from the Social Committee and had an enjoyable run for about three years. B. Smith stated the response from the Residents has been just warming to our hearts. A special thank you to the women in each one of the buildings (Villas and Mid-rises) who are; A. McAvoy, S. Basinger, D. Nichols, S. Ohanian, P. Meyers and H. Martin. B. We are happy to announce the new co-chairs, J. Bellon and S. Ohanian. Joann and Sandy have already planned events for the season and will present their social calendar at the October Board of Directors meeting.

B. Smith reported E. McAvoy would continue as photographer. P. Cadwalder will cheerfully deliver gift bags to new Residents.

Building and Grounds – S. Zimmer stated he feels the buildings look good. We are working on the cost and usage of water.

B. Property Managers' Report:

Reported by N. Hoops

N. Hoops apologized for how long the installation of the automatic door openers is taking. Unfortunately, in the middle of the project, we had to change contractors. By the end of the workday tomorrow, the installation should be complete.

The louvers installation on the midrise buildings went smoothly, no crane was necessary.

Regarding the revitalization work in the midrise main lobbies, once the painting is complete, the next is the installation of flooring.

N. Hoops reported that on each floor of the midrise buildings, two bright red colored outlets have been installed that are on emergency backup power. The bright red color helps residents and staff quickly and clearly identify where to plug in critical equipment during an emergency. Each party room has an outlet.

C. TT LLC Report:

J. Meyers reported on the major projects that TT LLC is currently working on.

B. Foote read a letter that he as President of AT, and D. Wilson as President of TP composed together that each will shared periodically at their respective Condo Board Meetings.

The letter read as follows:

Residents; when considering listing your condo for sale; you will directly benefit your friends and neighbors who remain here in Arbor Trace, if you list with our own Real Estate Office whose staff is familiar with the unique owner concept, rather than an outside Broker. By listing your unit with our own office, it will result in (through sales commissions) far more profit here in Arbor Trace, thereby helping to continue our own campus updates and improvements, as well as keeping our Arbor Trace fees as low as possible. Residents and Owners need to discuss this matter with their family members.

D. New Business:

Social Committee Resolution – B. Foote reported the Social Committee has been provided with the Social Committee Resolution. The resolution covers the mission, number of committee members, responsibilities, etc. A motion to approve the Social Committee Resolution was made, seconded and passed unanimously.

E. Old Business:

None

With no further business, the meeting adjourned at 3:26 pm.

D. Simpson, Assistant Secretary

Dated