

ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

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

March 17, 2021 BOARD OF DIRECTORS MEETING

President J. Sims called the meeting to order at 3:00 p.m. on Wednesday, March 17, 2021. Arbor Trace Condominium Association's Board Members present were, N. Davis, B. Lynch, J. Brock, C. Armstrong and J. Sims, this constituted a quorum.

Staff attending N. Hoops and D. Simpson

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

The minutes of February 17, 2021 were unanimously approved.

The next Board of Directors meeting will be held Wednesday, April 21, 2021

A. Committee Reports:

Treasurers Report: C. Armstrong, reported on the February 2021 financials and stated that February was under budget; however, all the invoices have not been processed for payment. Additional copies of the financials were made available.

Social Committee – S. Ohanian reported the Social Committee is waiting for approval to host a luncheon for the ladies in the Colonnade Room. The welcoming committee has begun to welcome new residents (12) with welcome bags.

Building and Grounds – J. Brock reported 60 bushes and dead plants have been removed and we are working on replacing them as necessary. We will be using Florida friendly plants that attract butterflies and birds. The tree trimming has been completed. We are working on what to replant and we are waiting for the rainy season to plant.

B. Property Managers' Report:

Reported by N. Hoops

N. Hoops reported circulating fans have been installed to help push air through the 2 exhaust fans on each of the midrise buildings. A total of 4 fans have been replaced. We are hoping you will feel a significant improvement. We will continue to monitor the temperature.

N. Hoops reported on the well "project" and stated the water samples showed high salinity in the ground water. We will need to determine how much if any water can be pumped from the well to the lake to be used for irrigation. This will require multiple permits.

N. Hoops reported AT has received a request to install a screen enclosure at a villa. We will be reviewing this request.

C. TT LLC Report:

G. Meyers reported TT met this morning. We are happy to report that our real estate office has been very busy, the total inventory today is 5. AT has 3 units for sale and TP has 2 units for sale.

G. Meyers reported that TT passed the fire inspection and the few minor issues that were found have been resolved.

G. Meyers reported that we are in an ongoing process with AG to replace all the beds, one at a time, and we have all new beds for AG by the end of this year.

G. Meyers reported that TT has purchased new furniture for the beauty salon; 4 new black leather chairs, 2 styling chairs and a stylist table.

G. Meyers reported the Colonnade Room will re-open starting tonight for inhouse dining on Wednesdays, Fridays, and Saturdays, next week the Colonnade Room will be open for inhouse dining on Wednesdays, Thursdays, Fridays, and Saturday nights. Starting in April we will be open every night for dinner except for Sunday night. In addition, starting in April the Colonnade Room will be open for lunch on Thursdays (no buffets), and AG Residents will also be invited to dine in the Colonnade Room for Thursday lunch and nightly dinner. We will be keeping with the protocol of a maximum of 60 diners, no non-Residents, or Guests.


D. New Business:

Appointment of 2020 Auditing Company – C. Armstrong reported the Finance Committee reviewed two audit proposals and recommend More and Company LLC. A motion was made to approve the auditing firm of More and Company LLC., to conduct the 2020 audit, the motion was seconded and passed unanimously.

E. Old Business:

None

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



B. Lynch, Secretary



Dated