

ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

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

May 19, 2021 BOARD OF DIRECTORS MEETING

President J. Sims called the meeting to order at 3:00 p.m. on Wednesday, May 19, 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, D. Simpson and J. Whitten

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 April 21, 2021 were unanimously approved.

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

A. Committee Reports:

Treasurers Report: C. Armstrong, reported on the April 2021 financials and stated that the financials look good and we are under budget, but that does not consider the things that we have planned and/or have paid for yet.

Social Committee – S. Ohanian reported the Social Committee hosted a lady's luncheon with 70 in attendance and thanked her committee.

B. Bortz reported that the Romeo (retired old men eating out) luncheon was held and out of the 98 men in the community, 48 attended the luncheon. Another ROMEO luncheon will be scheduled in June.

Building and Grounds – J. Brock reported a lot of plants have been removed and new plants replaced. Drip lines were installed in some areas instead of sprinkler heads. We have scheduled the painting of the mailboxes. The Joint Landscape Committee (for the clubhouse common areas) met and have hired a landscape architect to produce a landscape plan.

B. Property Managers' Report:

Reported by N. Hoops

There will be an article in the newsletter regarding the fire systems in Buildings 2 and 9. Please read the article and assess your personal abilities should an emergency arise. Please place your name on the emergency evacuation list in the event there is an actual emergency.

The trash room doors in Buildings 2 and 9 have been replaced. Air conditioning units have been added to the mechanical rooms to condition the air prior to the large air conditioning units sending the cool air down to all the floors.

All the light bulbs in Building 9 have been changed to LED light bulbs. The bulbs for Building 2 have been ordered.

All the interior door handles in the midrise buildings have been changed to a nice brushed nickel. The stairwell door keys are available if you would like to be able to unlock the stairwell doors. If you would like a key, the clubhouse receptionist will have them available.

C. TT LLC Report:

G. Meyers reported TT met this morning. We are happy to report that we are in good financial shape. TT welcomed new TP Manager Julie Egenberg. The real estate scheduled closing will exceed the performance of last year in just the first six months of this year.

G. Meyers reported miscellaneous sidewalk/concrete repair work has been scheduled around the clubhouse area.

D. New Business:

A motion was made to approve resolution for allowing P. Behrens log-in access to the First Horizon account, the motion was seconded and approved unanimously.

E. Old Business:

None

With no further business, the meeting adjourned at 3:45 pm.

B. Lynch, Secretary

Dated