Tower Pointe Condominium Inc.
Board of Directors Meeting
November 18, 2021
10:00 am

Minutes of a Meeting held on November 18, 2021, of the Board of Directors of Tower Pointe Condominium Association, Inc., Naples, Florida, held at the Top of The Pointe.

I. Call to order

Board President J. Stone called the meeting to order at 10:00 am

II. Establish Quorum

Director Attendees:	Jerry Stone, President Beverly Davisson, Vice President Gunther Luhrs, Director Marcy O'Meara Skees, Treasurer Andy McWethy, Director
Also, Present:	Nick Hoops, Condominium Manager Debra Simpson, Assistant Secretary Jennifer Whitten, Videographer

III. Approval of minutes

A motion to approve the minutes of the Board of Directors meeting held on October 28, 2021, was made, seconded, motion carried unanimously.

IV. Treasurers report

M. Skees reported on the October 2021 financials:
Note: Rounded to the nearest 1,000

Operating cash	$297,000
Reserve cash	$633,000
Year to date revenue	$1,087,000
Year to date expenses	$882,000
Year to date net income	$205,000
Favorable to budget	$42,000

V. Finance Committee report

B. Davisson stated we are still in good shape with two more months left to go for 2021. We will end the year in good shape or at budgeted levels. Our guest suite reservations have picked up, as of right now we have a positive $4,200.

VI. Building and Grounds report

K. Sexton reported that B. Kellogg is moving from the community and has resigned from both the building and ground committee and the landscape subcommittee. We welcomed two new committee members L. Stiles and L. Glaser to the building and grounds committee, who attended our last meeting. M. Nedved has joined the landscape sub-committee and was present at the meeting last week.

K. Sexton reported that the dog park continues to receive some improvements such as planting bamboo, palms and cassia at the east end of the fence to block the supply storage area using existing plants.

K. Sexton reported the teak benches have been refinished and are now in place at either end of the building.

VII. Activity Committee

J. Egenberg reported the next activity is the happy hour on Thursday, December 2nd. On Monday, December 6th, the committee will be meeting to start planning for 2022. On Thursday January 6, 2022, the White Elephant party will be held.

VIII. Implementation Review Team (M. Fischer, B. Wilson and N. Hoops)

M. Fischer stated the project will be wrapped up this week. Due to delivery delays many things that we expected to have at this time will be trickling in over the next few months.

IX. Tower Trace report

D. Dick reported there have been 23 listings closed so far this year and 1 closing tomorrow, 3 additional listings are scheduled to close in December. There are also 3 closings scheduled for 2022.

There are currently 4 active listings with Arbor Trace Realty:1 in Arbor Trace and 3 in Tower Pointe. There is 1 AT listing with an outside Realtor.

X. A.P.M. update

No report

XI. Managers' Report:

N. Hoops requested everyone pay attention to your mailboxes for the upcoming annual meeting notice and the Intent to be a candidate form which will be mailed by the 26th of this month. We do have two vacancies on the Board coming up, I encourage everyone interested to submit their paperwork as directed in the mailing.

The 2022 proposed budget will be mailed out in December.

Multiple areas of concrete and asphalt work has been completed, including marking the speed bumps.

We will have mulch and pine straw for the preserve areas coming here in the next few months. We continue to find ways to conserve water.

We are at the final phase of the restoration permit process.

Requests for assistance in getting your holiday trees/decorations requires a work order, and please be patient.

XII. Old business

None

XIII. New business

A motion to approve the 2022 APM Management Agreement was made, seconded, and approved unanimously.

A motion was made to approve the mailing of the 2022 budget to the unit owners, the motion was seconded and approved unanimously.

A motion was made for the Board to adjourn the meeting for a townhall discussion, the motion was seconded and approved unanimously, the meeting adjourned at 10:40 am.

D. Simpson, Assistant Secretary