

Tower Pointe Condominium Inc.
Board of Directors Meeting
September 30, 2021
10:00 am

Minutes of a Meeting held on September 30, 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

Director Absent: 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 August 26, 2021, was made, seconded, motion carried unanimously.

IV. Treasurers report

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

| | |
|-------------------------|-----------|
| Operating cash | \$166,000 |
| Reserve cash | \$678,000 |
| Year to date revenue | \$816,000 |
| Year to date expenses | \$708,000 |
| Year to date net income | \$108,000 |
| Favorable to budget | \$43,000 |

V. Finance Committee report

B. Davisson reported we are still in good shape financially; with three months left to go. The renovation project is going along smoothly, and we are still working within the renovation budget.

B. Davisson reported the TP Finance Committee has been working on the 2022 Reserve budget and stated there were very large increases to update the current replacement cost estimates. We will be working on the Operating Budget next month.

B. Davisson reported the TP Finance Committee recommends that the Board approve a contract with Interior Plant Scapes (IPS) to provide and plant 38 plants along with the necessary pots at a onetime cost of \$540 plus tax, and to service the above plants annually at a cost \$354 plus tax monthly. A motion was made to approve the recommendation, seconded, and passed unanimously.

B. Davisson reported the TP Finance Committee recommends the Board approve an audit of the community irrigation system plus our portion of the cost to audit the shared facilities sprinkler system in the amount of \$1,241.23. A motion was made to approve the recommendation, seconded and approved unanimously.

VI. Building and Grounds report

K. Sexton reported there are two new chairs out on the patio which will be repositioned around the butterfly garden. The dog park has received river rock, bushes have been planted and the benches painted.

VII. Activity Committee

J. Egenberg reported the first Thursday of each month a social gathering will be held at the Top of the Pointe at 5pm, bring your own beverages and snacks. Sign up in the library.

VIII. Implementation Review Team

M. Fischer reported that the lobby renovation is on budget and relatively on schedule. Thank you to everyone for their patience and flexibility during the renovation. We are trying to make sure that everyone is continually updated. In terms of where we stand now, the painting has been completed, the tile work is three quarters of the way done, we expect to have that completed hopefully next week. They are in the process now of installing the carpet, we expect that to be finished by tomorrow. Next week there will be some additional electric work, and the wall coverings will be applied.

IX. Tower Trace report

W. Fischer reported there are 7 units for sale, 3 at AT and 4 at TP (one listing is with an outside realtor). TT has approved the purchase of a new pastry freezer at the cost of \$2,841, a new dome ceiling for the emergency lift for AG at the cost of \$2,058 and we approved \$10,943 for the replacement of the emergency alert system batteries and inspection. We will have a reserve study for the clubhouse prepared by the same engineering firm that TP and AT use for their reserve studies; W.J. Johnson Engineering. TT is looking into upgrading the putting green located in front of the clubhouse. TT is exploring storage needs.

X. A.P.M. update

No report

XI. Managers' Report:

N. Hoops reported the dryer vent cleaning/inspection will be conducted on October 25 to October 27 and notices will be forthcoming. Maintenance will be available to accompany those workers in units where the resident is not home.

N. Hoops reported the quarterly moisture checks for the common area and individual units are tentatively scheduled for the week of October 18.

N. Hoops reported he will be scheduling the window washing for November.

N. Hoops reported that all claims have been submitted totaling \$19,674.46 to the insurance company from the July 5th lighting strike that damaged an elevator drive plus the water detection system on the 17th floor. After paying the deductible of \$5,000, we expect to be reimbursed \$14,674.46.

N. Hoops reminded everyone that trash chutes are to be used for garbage and trash only; recyclable materials should be discarded in appropriate bins.

XII. Old business

None

XIII. New business

A motion was made to approve the W.J. Johnson Engineering Study, the motion was seconded and passed 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 10:51 am.

D. Simpson, Assistant Secretary