

**Tower Pointe
Board of Directors Meeting Minutes
April 28, 2016**

Director Attendees: B. Berman, Director
D. Dick, Director
B. Statzell, Secretary
R. Timmerman, Treasurer
D. Wilson, President

Also Present: D. Edenfield
N. Hoops
D. Simpson

The meeting was called to order by D. Wilson at 10:00 a.m. A quorum was established and proof of notice given. The minutes of March 24, 2016 were approved.

I. Managers' Report:

N. Hoops reported that we have hired a new part time maintenance technician, his name is Pandi.

N. Hoops reminded everyone to make sure that they register their vehicle information and obtain a TP parking sticker from the TP concierge.

N. Hoops reported the pink, purple and white pentas will be planted the second week of May.

N. Hoops reported the installation of the new landscape lights has begun.

N. Hoops reminded everyone to use the work order system if they need maintenance.

II. Treasurers Report:

R. Timmerman reported that operating cash at the end of March was \$228,130. The Board Designated cash balance at the end of March was \$65,172. The March expenses were under budget by \$5,628. The reserve balance at the end of March was \$455,082.

III. Building Committee:

E. Gates reported the reserve study being prepared by GAB Robbins should be here within the next few weeks.

IV. Finance Committee:

D. Macarthy reported the TP Finance Committee met and went over a few items. The House Committee has requested \$2,438.47 to purchase two chairs, one sofa and one mirror for the south lobby, and the TP Finance Committee recommends the TP Board of Directors approve the request to be paid for from the Board designated cash account.

The Finance Committee also reviewed the request from the TP building Committee to recommend to the TP Board of Directors to pay for the library leak repairs in the amount of \$25,319.96, from the reserves.

V. Activity Committee:

B. Berman reported the Kentucky Derby party has sold out and for those who are coming to make sure to wear their “derby” hats as there will be prizes.

VI. House Committee:

B. Davisson reported the House Committee conducted their floor to floor inspection of both the south and north tower common areas. The suites were occupied and not available for inspection. The old pieces of lobby furniture from the south side will be donated to Residents.

VII. Landscape Committee:

No report

VIII. Tower Trace LLC:

L. Gates reported that TT is continuing to update the clubhouse, the library project is underway. The AT Real Estate Office is doing well; we have had 14 closings of which 6 were at TP. L. Gates thanked those who list their properties with AT Realty.

IX. Old Business:

D. Wilson gave a brief update on Kalea Bay.

X. New Business:

Parking – D. Wilson reported that N. Hoops, D. Carnes, D. Dick and D. Wilson toured the parking spaces and recommend adjusting times on the handicap parking spaces and unloading and loading spaces, a memorandum will follow with the details, a motion was made to approve the parking spaces time limits, which was seconded and approved unanimously.

APF – D. Wilson reported on the Arbor Pointe Foundation progress which has collected over \$43,000.

South side lobby furniture – A motion was made to approve the \$2,438.47 for the new south side lobby furniture to be paid for from the Board designated cash account, which was seconded and approved unanimously.

Library leak expenses - A motion was made to approve paying for the library leak repairs from the reserve account (as recommended by the TP Finance Committee) in the amount of \$25,319.96, which was seconded and approved unanimously

New Resident orientation meeting – D. Wilson stated that on May 11, 2016 at 4:00 pm, we will meet with all new residents (AT and TP) at the Top of the Pointe for orientation. The various department heads will be there to assist with the orientation.

Bulletin Board – D. Dick stated that the House Committee would like to purchase and mount a new bulletin board and place it above the resident mail folders, a motion was made to approve the request and location, which was seconded and approved unanimously. It was noted that the House Committee will maintain the materials on the new bulletin board.

Being no other business to discuss, the meeting adjourned at 10:30 am.

R. Statzell, Secretary

Date