

**Tower Pointe**  
**Board of Directors Meeting Minutes**  
**May 26, 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 April 28, 2016 were approved as amended.

**I. Managers' Report:**

N. Hoops reported that we have two types of false fire alarms; one anticipated (test) and one un-anticipated (alarm tripped by outside vendors). It is very important that we are notified when outside vendors are working within our building. We are able to take the system "off-line" (meaning the fire department will not be summoned) during the time that the work is being done, enabling us to turn off the announcement/alarm if need be.

N. Hoops stated that the TP vehicle identification stickers have been updated, everyone will be requested to replace the old stickers with the new ones. This will allow us to have an accurate account of each registered vehicle.

N. Hoops reported the portico, columns and front entrance will be power washed. The trim is being replaced around the garage doors. The back doors and hallways are being repainted.

N. Hoops reminded everyone of the annual Hurricane Preparedness Seminar which will take place on June 6<sup>th</sup> in the Gathering Place at 10:00 am.

**II. Treasurers Report:**

R. Timmerman reported that operating cash at the end of April was \$383,026. The Board Designated cash balance at the end of April was \$63,016. The April expenses were under budget by \$7,103. The reserve balance at the end of April was \$489,680.

**III. Building Committee:**

E. Gates stated that he has nothing to add.

**IV. Finance Committee:**

D. Macarthy stated the TP Finance Committee has no distribution requests at this time.

**V. Activity Committee:**

B. Berman reported on the upcoming ice cream social (date yet to be published). Due to our slush fund we will be giving out major gifts.

**VI. House Committee:**

B. Gianetti reported the House Committee conducted their floor to floor inspection of both the south and north tower common areas. The unused pieces of furniture and decorative items from the lobby and gathering room were donated on a first come first serve basis to the staff.

**VII. Landscape Committee:**

S. Simon reported the flowers are coming in well. Generally, the maintenance department does a good job with the various landscaping items.

**VIII. Tower Trace LLC:**

L. Gates reported that TT is continuing to update the clubhouse, the library project has been completed. All of the first floor windows that face the front entrance will have plantation shutters installed. The details on replacing the windows in AG with hurricane resistance glass windows is being researched.

L. Gates reported that Arbor Trace Realty is doing well with excess profit distributed to TTLLC.

L. Gates reported the Arbor Pointe Foundation is doing beautifully and has collected approximately \$45,000. Scholarships will be awarded late this summer to at least two recipients.

**IX. Old Business:**

D. Wilson stated the new handicap loading and unloading signs have been installed with new time limits. Please abide by these time limits.

New Resident orientation meeting – D. Wilson stated the new resident (entire Arbor Trace community) orientation meeting which was held on May 11, 2016 was successful with over twenty new residents attending. Each department head and both condominium Board Presidents were there to assist with the orientation. After the orientation, it was time to socialize. We plan on having a new resident orientation meeting at least every six months.

**X. New Business:**

Building Committee – A motion was made to appoint P. Dohl as vice chair of the building committee, which was seconded and approved unanimously.

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

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R. Statzell, Secretary

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Date