

Tower Pointe Condominium Inc.
Board of Directors Meeting
August 13, 2020
10:00 am

Minutes of a Meeting held on August 13, 2020 of the Board of Directors of Tower Pointe Condominium Association, Inc., Naples, Florida, held in Gathering Place.

I. Call to order

Board Member Shepard Scheinberg called the meeting to order at 10:00 am

II. Establish Quorum

Director Attendees: Shepard Scheinberg, President
Art Nielsen, Vice President
Don Scott, Secretary
Marcy Skees, Treasurer
Beverly Davisson

Also, Present: Nick Hoops, Condominium Manager
Debra Simpson, Assistant Secretary
Jennifer Whitten, Videographer

III. Approval of minutes of the Special Board of Directors Meetings

A motion to approve the minutes of the Special TP Board of Directors meeting held on July 14, 2020 was made, seconded, motion carried unanimously. A motion to approve the minutes of the Special TP Board of Directors meeting held on July 23 and 24, 2020 was made, seconded, motion carried unanimously.

IV. Treasurers report

Marcy Skees reported on the July 2020 financials:

Note: Rounded to the nearest 1,000

Operating cash	\$279,000
Reserve cash	\$712,000
Year to date revenue	\$765,000
Year to date expenses	\$584,000
Year to net income	\$181,000
Favorable to budget	\$34,000

V. Finance Committee report

B. Davission reported the TP Finance Committee has been corresponding via email and we will be meeting on September 22, 2020 (the fourth Tuesday of each month). The budget is in good shape and TP is in a positive position. It is expected that revenues will be under budget due to no income from the rental of the guest suites. Expenses are being kept within their budgeted levels.

The TP Finance Committee passed a motion to recommend to the TP Board that they approve two new pickleball frames and nets for a total of \$3,400 (including tax and shipping). D. Scott made a motion to approve the recommendation, seconded by M. Skees, the motion carried unanimously.

B. Davission reported the TP Finance Committee has a new member; B. Kennelly. Many thanks to resigning member, B. Chambers who has served many years on many committees.

VI. Building and Grounds report

K. Sexton reported that B. Berman resigned from the committee and will be missed. Two new members have joined the committee, B. Kellogg and G. Luhrs.

K. Sexton reported on the Karnak roof coating cracks, and stated after meeting with representatives from Karnak and Crowther Roofing a different material will be applied in two separate 16 sq. ft. sections and will be tested for approximately 90 days and if successful the new application will be used. Karnak and Crowther are upholding the ten-year warranty at no cost to TP.

Note: The roof is not leaking or being compromised

K. Sexton reported there were a few units that had water damage which has since been mitigated as far one unit totally and the other unit is adding additional items to their work scope. We do not have the total cost of the mitigation (TP is responsible for the drywall replacement). The deductible for TP is \$5,000.

K. Sexton reported the committee has made several rounds of the property and have a list of priority items that are being addressed. A landscape subcommittee has been formed with two members from AT and two members from TP and has been meeting regularly. This committee is studying ideas for the north side of the drive.

K. Sexton commented the water pump motor for the fire system is rusting is will need to be replaced, at the approximate cost of \$16,500. The item will come before the TP Finance Committee at their September meeting.

K. Sexton stated that requests for renovations are being handled carefully.

K. Sexton stated to better identify where the water shut off locations are, yellow tags will be placed on the shut off valves and the pipes will be painted a bright color. The location of the keys necessary for emergencies has been addressed.

VII. House Committee Report

A. Hocking reported the committee is as she speaks, measuring the lobby for renovation. The House Committee will have numerous meetings prior to bringing their renovation request to the Board. The House Committee requested the TP Finance Committee to provide them with a renovation budget. The Finance Committee Chair requested a plan be brought to the TP Finance Committee for a budget to be considered.

VIII. Activity Committee Report - None

IX. Tower Trace Report

E. Gates reported TT Realty has fourteen listings, 9 at AT and 5 at TP. Things are picking up, with zoom meetings and individual tours.

One of the two air conditioners in the Dining Room quit, the replacement cost \$35,000, the money is in the reserves, although the replacement is sooner than anticipated.

X. Managers' Report

N. Hoops reported the contract for painting the tower and accessory buildings will be executed today. We anticipate a 12 to 14-week schedule, dependent on weather. In addition to the painting project, the painters will be offering to paint the slider frames at the unit owners' expense. A signup sheet/contract will be made available. This work will be done at the end of the painting project. Preparation memorandums will be distributed/posted prior to the project beginning.

N. Hoops also stated the residents' water main shut off by valves will be marked with yellow tags and dabbing brightly colored paint on the pipes.

N. Hoops reported the building committee is also looking into the logistics of installing a water detection system to the water fixtures on the 17th floor. Quotes are being obtained.

XI. Old business

None

XII. New business

Kalea Bay Marina Opposition ad-hoc Committee - (D. Dick, Judi Palay, B. Fischer). Before presenting the committee's report, B. Fischer acknowledged each of the committee members and several additional members of the community (D. Wilson, N. Hoops, Marla Fischer, and Don Eslick) who were helpful in providing relevant information. He then provided an overview of the proposed project, indicating that it involved extending a pre-approved boardwalk an additional 130 feet and also involved the construction of several ancillary structures (a gazebo, kayak storage rack, and a kayak boat launch). He went on to describe the committee's findings, including the impact this could potentially have on our community as well as its potential impact on the environment. At the conclusion of the report, B. Fischer and D. Dick responded to a number of follow-up questions posed by various board members."

B. Davisson made a motion to approve the report by the Kalea Bay adhoc committee and approve their selection from among the committee to speak on behave of the TP Board regarding the opposition of the project, motion was seconded by M. Skees, motion carried unanimously.

Seed to Table – Dr. P. Kardon reported that numerous requests were made to speak before the APM Board to urge APM not to use Seed to Table as a purveyor as a moral and ethical issue. Dr. Kardon wanted the TP Board to facilitate a request to speak with APM. S. Scheinberg entertained a Board of Director to make a motion and no motion was made to intervene with APM.

Emergency evacuations resolution – A motion to approve the language of the emergency evacuation resolution, was made seconded, motion carried unanimously.

Exterior paint color vote – S. Scheinberg reported the vote for the exterior paint color was very close, 61 votes in favor of a change of color and 59 in favor of keeping the color the same with the majority voting to change to paint color.

Being no other business to discuss, the meeting adjourned at 11:59am.

Don Scott, Secretary

Dated