

**Tower Pointe
Board of Directors Meeting Minutes
October 27, 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 September 29, 2016 were approved.

I. Managers' Report:

N. Hoops reported the reason for the recent power outage was due to a FPL having a brown out losing one phase of the power.

N. Hoops reported the roof resealing project went well.

N. Hoops reported that two new sturdier benches have been ordered for the tennis court.

N. Hoops reported the garage roofs will be pressure washed.

N. Hoops reported the fall and winter flowers will be installed this week.

II. Treasurers Report:

R. Timmerman reported that operating cash at the end of September was \$207,366. The reserve fund cash balance at the end of September was \$529,384. The September expenses were under budget by \$3,269. The guest suite income was up by \$670.

III. Building Committee:

E. Gates reported that the Building Committee met and discussed ongoing projects.

IV. Finance Committee:

D. Macarthy reported the Finance Committee reported that there are ample funds in the Designated cash fund to purchase two new benches for the tennis court at the cost of \$813.90.

V. Activity Committee:

B. Berman reported the Activity Committee is in limbo and looking for things to do.

VI. House Committee:

B. Giannetti reported the members of the House Committee inspected the common areas and the guest suites and would like to freshen up and update the guest suites. Maintenance items were turned over to the proper departments and are being handled.

VII. Landscape Committee:

D. Johnson reported the new landscape committee consists of: D. Johnson, S. Clark, J. Dingler and D. Gridley. The committee has met and discussed responsibilities and concerns. The committee will meet regularly.

VIII. Tower Trace LLC:

L. Gates reported that the clubhouse lobby looks neat and orderly. TT LLC will work on AG in 2017. Plantation shutters will be installed on all the new windows in the AG resident rooms. In addition, new mattresses have been ordered for the AG resident rooms.

IX. Old Business:

None

X. New Business:

Benches – A motion was made to approve the purchase of two new benches for the tennis court at the cost of \$813.90 from the Designated cash account, which was seconded and approved unanimously.

Common area carpet selection – Foxworthy Interiors will meet with the House Committee and the TP Board of Directors to review two carpet samples for their consideration.

Fitness Room equipment – D. Dick reported that the survey sent to the unit owners regarding the equipment use in the fitness center resulted in interests in purchasing a new life step elliptical machine (\$2,300) and a rowing machine (\$1,100). A motion was made to approve the negotiation to purchase a life step elliptical machine and a rowing machine, which was seconded and approved unanimously. The cost of these items will be shared with AT.

Employee Appreciation Fund – D. Wilson stated that he will be sending out a letter to the TP unit owners announcing the date and time (December 9th at 2:30 in the Gathering Place) for the annual employee appreciation party.

Being no other business to discuss, the meeting adjourned at 10:38 am.

R. Statzell, Secretary

Date