

Tower Pointe
Board of Directors Meeting Minutes
November 17, 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 October 27, 2016 were approved.

I. Managers' Report:

N. Hoops reported the holiday decorating is underway. Please request a work order if you would like to have assistance retrieving your decorations, etc.

N. Hoops reported AT has relocated the irrigation in the easement off Vanderbilt Drive due to the upcoming work on the roadway and sidewalk.

N. Hoops stated the fall and winter flowers look great.

N. Hoops advised everyone that the flat roofs on the AT midrise buildings (two & nine) will be re-roofed and at times, the traffic may be impacted due to the cranes, etc.

N. Hoops reminded everyone that the windows are professionally cleaned twice a year. The next time will be in December, date will be announced.

II. Treasurers Report:

R. Timmerman reported that operating cash at the end of October was \$359,756. The reserve fund cash balance at the end of October was \$587,327. The October expenses were under budget by \$1,186.

III. Building Committee:

E. Gates reported that the Building Committee met and discussed ongoing projects and the 2017 reserve budget and current expenses.

IV. Finance Committee:

D. Macarthy reported the Finance Committee reviewed and discussed the proposed 2017 budget. With a 1.1% increase in total budget, the TP Finance Committee recommends to the TP Board that they approve the 2017 budget that will be presented at the December Board of Directors meeting after being duly noticed (14 days).

V. Activity Committee:

B. Berman stated the Activity Committee will be sending out activity flyers in January.

VI. House Committee:

B. Davisson reported the members of the House Committee inspected the common areas and the guest suites. Additional holiday decorations will need to be purchased and the decorating will begin after Thanksgiving.

VII. Landscape Committee:

D. Johnson reported the landscape committee is delighted with the fall/winter flowers. The committee is working with Nick to spruce up the shrubbery.

VIII. Tower Trace LLC:

L. Gates reported on projects planned for 2017, which include upgrading the pool and spa to use geo thermal heating as opposed to the propane gas which is expensive. At the same time, the pool tile and pool ladders, etc. will need to be brought up to current code. In addition, a hot water line to pool shower will be installed.

The common areas and nurses station in Arbor Glen will also be renovated.

IX. Old Business:

Employee Appreciation Fund – D. Wilson stated that he will be sending out a reminder notice 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.

X. New Business:

Fitness Room equipment – D. Dick reported that the new equipment will be delivered within the next four weeks. S. Steinbach will be conducting a training session on how to use the new equipment.

Being no other business to discuss, the meeting adjourned at 10:22 am.

R. Statzell, Secretary

Date