

Tower Pointe
Board of Directors Meeting Minutes
November 29, 2018

Director Attendees: B. Berman, Director
D. Dick, Vice President
F. Duane, Secretary
R. Timmerman, Treasurer
D. Wilson, President

Also, Present: N. Hoops
D. Simpson
K. Cooney
D. Edenfield

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 25, 2018 were unanimously approved.

I. Managers' Report:

Reported by N. Hoops

Regarding condo matters, N. Hoops stated the window washers are running behind, but are expected to be done by Christmas.

The chosen elevator tiles will be installed within the next two weeks.

N. Hoops reminded everyone when you turn on your heaters, the dust on the coils will burn and smell. Please vent outside, not in the hallways.

N. Hoops ask that everyone please use the community sidewalks (not walk on Arbor Lake Drive) and direct your guests to do so as well.

II. Treasurers Report:

E. Gates reported that operating cash at the end of October was \$352,646. The reserve fund cash balance at the end of October was \$382,966, year to date income was \$916,801.

III. Building and Grounds Committee:

P. Dohl reported the tiling of the elevators will be done in the late evening.

P. Dohl reported the Building and Grounds Committee recommends approval of a five-year fire system inspection to be conducted by W.J. Johnson Engineering at the cost of \$6,900.

IV. Finance Committee:

D. Macarthy reported the Finance Committee met and recommends the TP Board of Directors approve \$6,900 for the five-year fire inspection and \$5,200 for the elevator flooring.

D. Macarthy reported the 2018 budget will be overrun, although the cash fund is in great shape. Hurricane Irma cost TP approximately \$119,000. The association reserve fund fees are being increased for 2019.

V. Activity Committee:

B. Wilson reported the white elephant exchange party will be held on January 10, 2019. Bring a wrapped gift, food and drinks.

VI. House Committee:

B. Davisson reported during the month of November new blinds were ordered for the Gathering Place and are expected to be delivered and installed prior to December 7th.

We purchased a new pre-lite Christmas Tree for the lobby.

VII. Tower Trace LLC:

B. Chambers reported Tower Trace met on November 21, with minimal capital requests. R. Chambers stated Tower Trace Realty did very well in 2018 and it is very important to use Tower Trace Realty when selling your unit.

B. Chambers reported on the upcoming terms for TT LLC and stated that each association must recommend a Resident for the TT LLC Board.

VIII. Old Business:

None

IX. New Business:

D. Wilson reported in February the mobile shredders will on site. The resealing of the black top will be done during the summer.

The TP annual meeting will be held on January 23, 2019 at 10:00 am. Two Directors (Wilson and Timmerman) terms are up. If you are interested in serving on the Board, please get your paperwork in asap.

The 2017 TP audit was clean, no problems and copies are now available in the mail room.

A motion was made to approve the \$5,200 for the elevator flooring, which was seconded and approved unanimously.

A motion was made to approve the \$6,900 for the W.J. Johnson five-year inspection, which was seconded and approved unanimously.

Being no other business to discuss, the meeting adjourned at 10:45 am.

D. Simpson, Asst. Secretary

Dated