

**Tower Pointe
Board of Directors Meeting Minutes
December 21, 2017**

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

Also, Present: N. Hoops
D. Edenfield
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 November 11, 2017 were approved.

I. Managers' Report:

N. Hoops reported on January 8, 2018 the dryer/bathroom vents in all of the units will be cleaned. A notice will be forthcoming with further details.

N. Hoops reported everyone that has signed up for a new garage door, permits are pending.

N. Hoops reported that a few of the residential access doors are starting to show rust and pitting. In an effort to prevent further damage we received a price to paint the doors from Al Porter Paints. There are 75 doors total. Each door will be sanded, primed and painted.

N. Hoops reported Hurricane Irma cleanup is still ongoing.

II. Treasurers Report:

R. Timmerman reported that operating cash at the end December of was \$262,913. The reserve fund cash balance at the end of December was \$437,557.

III. Building Committee:

P. Dohl stated that most of the information was relayed by N. Hoops.

IV. Finance Committee:

D. Macarthy reported that the TP Finance Committee approved the expenditure of \$9,000 for the garage doors repairs and stated that there are enough funds available.

V. Activity Committee:

C. Boyden reported on January 11th, 2018, the first event will take place which is a white elephant gift exchange.

VI. House Committee:

B. Davisson reported the House Committee decorated for Christmas and will be removing the decorations on January 4, 2018.

B. Davisson reported Ann Hocking is the new House Committee Member replacing K. Sexton who resigned due to multiple interests.

VII. Tower Trace LLC:

B. Chambers reported TT met yesterday and recapped the year.

VIII. Old Business:

D. Wilson reported the Employee Appreciation party was a wonderful thing to witness.

IX. New Business:

2018 Arbor Pointe Management Agreement – A motion was made to approve the 2018 APM management agreement, which was seconded and approved unanimously.

2018 TP Annual Budget – The Board of Directors has received the 2018 proposed operating budget. A motion was made to approve the 2018 TP budget as recommended by the TP Finance Committee.

Tower Trace Board assignment – a motion was made to appoint V. Dill to serve on the Tower Trace Board for a term of 3 years, which was seconded and approved unanimously.

Board of Director terms – D. Dick, F. Duane and B. Berman terms are expiring. Each want to re-run for the Board and being that no other candidates were presented, D. Dick, F. Duane and B. Berman will be seated at the January annual meeting.

Safe Guard Shredding Company – On February 7th, 2018, Safe Guard Shredding Company will be here from 9am – 10am at TP and then at the Clubhouse from 10am - 11 am.

Residential access doors – A motion was made to approve \$9,000 to strip, sand and apply primer and paint to all of the residential access doors on the garages becoming rusted over the years, which was seconded and approved unanimously.

Being no other business to discuss, the meeting adjourned at 10:25 am.



D. Simpson, Assistant Secretary



Dated