

**Tower Pointe
Board of Directors Meeting Minutes
February 20, 2018**

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 December 21, 2017 were approved.

I. Managers' Report:

N. Hoops reported that there are two new benches at the front entrance. Mulch and sod will be installed starting at the end of the week behind the back of the building. The outgoing mail box has been relocated to the mail room. New cabinets will be installed to place the outgoing "packages" on.

II. Treasurers Report:

R. Timmerman reported that operating cash at the end January of was \$332,156. The reserve fund cash balance at the end of December was \$492,926.

III. Building Committee:

E. Gates stated that the Building Committee worked with N. Hoops going over proposals and the TP Building Committee recommended to the TP Finance Committee that they recommend approval to the TP Board of Directors. The proposals will be covered under new business.

IV. Finance Committee:

D. Macarthy reported that the TP Finance Committee approved as recommended by the TP Building Committee the proposals that will be covered under new business.

V. Activity Committee:

C. Boyden reported the Super bowl party was successful and the next event is the Kentucky Debry on May 5th, 2018. Memorandums to follow.

VI. House Committee:

B. Davisson reported the House Committee has been working on ways to shade the seventeenth-floor lobby windows which are fading the pictures. The picture frames are good and large, the House Committee is looking into the cost to have new prints and matting in lieu of purchasing new pictures and frames. The window across from the Concierge desk needs to be tinted.

B. Davisson reported the House Committee is researching the cost to install new white wood looking plastic blinds for all the windows in doors in the Gathering Room. The House Committee is requesting that a new smaller ice machine be purchased for the Gathering Room kitchen to replace the large leaking current ice machine.

VII. Tower Trace LLC:

B. Chambers reported TT LLC had their monthly meeting and formed a sub-committee for the real estate department; B. Chambers stated that he, J. Bradford and S. Basinger are on the committee and B. Chambers is the Chairman of the sub-committee.

Arbor Trace Realty will be giving community tours and a TT LLC Manager will be a steward and attend all meetings.

The emergency lift elevator for AG is awaiting review from FEMA.

The Point of Sale System has been delayed to March 12th. TT LLC approved the purchase of new kitchen equipment such as heat strips that cover the food line.

The TT LLC annual meeting is scheduled for March 28, 2018 at 10:00 am in the Gathering Place. Please suggest to your neighbors that they attend this very informative meeting.

VIII. Old Business:

None

IX. New Business:

Awning replacements – D. Wilson stated that the two awnings that cover the recycling areas must be replaced at the cost of \$6,348, the awnings have been ordered. The other awnings that cover the walkways replacement cost exceeded \$34,553 and the Board feels that the awnings are not needed, but we will be requesting the unit owners to vote to either replace or not to replace those two awnings.

Rules and Regulations #15 – D. Wilson stated the Rules and Regulations regarding section 15 has been amended to state that open houses are strictly forbidden as are garage/estate sales or any kind of sales. Any variance must be approved by the TP Board of Directors. A motion was made to approve the amendment to R & R #15, which was seconded and approved unanimously.

Concierge desk – D. Wilson reported that the Concierge desk has been repainted and clutter removed.

Crowther's Roofing – Sheetmetal fabrication on roof at the cost \$2,185 from the roofing reserves. A motion was made to approve, seconded and unanimously approved.

Crowther's Roofing – Complete reroofing of garage A at the cost of \$29,700 from the roofing reserves, which was seconded and unanimously approved.

Crowther's Roofing – Ten year warranted roof coating at the cost of \$115,000, from the roofing reserves. A motion was made to approve, which was seconded and unanimously approved.

Crowther's Air – Three-year contract for air conditioning maintenance which covers 116 residential a/c units at the annual cost of \$5,040.20. Three-year contract for air conditioning maintenance which covers 46 common area a/c units at the annual cost of \$2,091. A motion was made to approve both three-year contracts for air conditioning maintenance, which was seconded and approved unanimously.

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

F. Duane, Secretary

Dated