

**Tower Pointe
Board of Directors Meeting Minutes
February 25, 2016**

Director Attendees: B. Bennett, Director
D. Dick, Director
B. Statzell, Secretary
R. Timmerman, Treasurer
D. Wilson, President

Also Present: D. Simpson
N. Hoops

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 17, 2015 and the organizational meeting of January 28, 2016 were approved.

I. Managers Report:

N. Hoops reported that the water leak in the northwest corner of the library is being researched. The window affected in the library has been re-glazed and caulked to prevent further damage. A solution will be forthcoming as further investigation continues.

N. Hoops reported the lake fountain is not running at this time due to the lake level. The lake weir structure is being reconfigured and we are waiting on the permit to be granted by the County.

N. Hoops reported that the community common areas are being mulched and the preserve areas will have pine straw.

II. Treasurers Report:

R. Timmerman reported that operating cash at the end of January was \$335,671. The Board Designated cash balance at the end of January was \$70,242. The January expenses were over budget by \$3,085. The reserve balance at the end of January was \$464,860.

III. Building Committee:

E. Gates reported the Building Committee met Monday and recommended to the TP Finance Committee that they recommend the Board of Directors approve two items listed under new business (Purchase of LED lights for the resident hallways; \$5,075.20 and 25 new up lights for the trees; \$3,803.63). The Building Committee also discussed the "water leak".

IV. Finance Committee:

D. Macarthy reported the TP Finance Committee recommends the Board of Directors approve two items listed under new business (Purchase of LED lights for the resident hallways; \$5,075.20 and 25 new up lights for the trees; \$3,803.63) to be paid for from the contingency fund. D. Macarthy stated the new led lights are projected to generate savings of \$6,000 a year in electric.

V. Activity Committee:

B. Berman reported the 2016 Superball party was successful with over 75 attendees (sold out). B. Berman reminded everyone to start working on their Kentucky Derby hats.

VI. House Committee:

B. Gianetti reported the House Committee conducted their floor to floor inspection of both the south and north towers. What few maintenance items found were resolved by the maintenance staff.

VII. Landscape Committee:

S. Simon reported the TP seasonal flowers have been planted and look very nice.

VIII. Tower Trace LLC:

L. Gates reported the annual Tower Trace meeting has been set for March 18 at 10:00 am at the TP Gathering Place. L. Gates provided an update on the improvements at the clubhouse.

IX. Old Business:

D. Wilson reminded everyone that they are responsible for their pet's waste. A sample of found dog waste has been sent off to determine the DNA and owner of pet.

D. Wilson stated that the telephone scammers are very aggressive and to be aware of what information you provide to people you do not know.

D. Wilson stated that the House Committee reported residents leaving items in the common areas, such as hallways and outside their units. It is important to get permission prior to leaving anything outside of your unit or placing in a common area. A memorandum will follow.

X. New Business:

Open houses and estates sales - D. Wilson stated that the Board of Directors have been requested to implement a new rule regarding open houses and estate sales. A motion was made to approve the new rule "*Open houses for real estate sales, garage sales, or estate sales are strictly forbidden. No signage of any type is allowed to be placed on the roadways or at the front entry on Vanderbilt Drive to promote any type of sales or event*", which was seconded and approved unanimously.

Amending of the Tower Pointe Condominium Association Inc., Declaration of Condominium – The Board of Directors discussed the need to amend the Declaration and remove any language that related to the Developer, along with a few other minor changes. The amendments will be presented to the unit owners for their approval.

Fitness center – D. Wilson reported that a questionnaire that was sent to both community associations (Arbor Trace and Tower Pointe) resulted in both associations agreeing to share the TP Fitness Center and costs. A motion was made to implement the signed agreement between the two associations, which was seconded and approved unanimously.

Being no other business to discuss, the meeting adjourned at 10:40 am.

R. Statzell, Secretary

Date