

**Tower Pointe  
Board of Directors Meeting Minutes  
April 27, 2017**

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

Also Present: 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 March 23, 2017 were approved.

**I. Managers' Report:**

Fire safety system – N. Hoops reported today/tomorrow the annual fire safety inspection will be conducted.

Semiannual window washing - N. Hoops reported the windows will be washed the first week of May and again in November.

Air Conditioner replacement schedule – N. Hoops reported they are waiting on the permit and the crane schedule to determine when the replacement of the Top of the Pointe ten-ton air conditioner and two three ton units will be installed.

Pool/Spa renovation – N. Hoops reported the pool and spa will be shut down for at least three weeks and the project will start the day after Memorial Day (May 30). At that time, the propane heating system will be replaced with a geothermal heating system. (Geothermal energy is heat energy generated and stored in the Earth). The pool and spa will be retiled and resurfaced, ladders will be installed to new code. This entire area will be restricted and will be cordoned off.

Preserve areas - Underway presently, exotics are being eradicated from the preserve areas. After the areas have been cleaned out, pine straw will be laid. This work is scheduled to be completed by the end of the month.

**II. Treasurers Report:**

R. Timmerman reported that operating cash at the end of March was \$262,227. The reserve fund cash balance at the end of March was \$593,865. Year to date net income of \$21,287.

**III. Building Committee:**

P. Dohl reported in addition to what N. Hoops covered, the Building Committee had an constructive tour of the fire pump room and gate valve.

**IV. Finance Committee:**

B. Chambers reported the Finance Committee met for a basic meeting. Nothing to request of Board.

**V. Activity Committee:**

B. Berman stated the Kentucky Derby Party is on May 6<sup>th</sup> at 5:00 – 7:00 pm. The event is for 75 people and it is almost sold out at \$8.00 per person.

**VI. House Committee:**

B. Davisson reported the House Committee met with maintenance and housekeeping to develop a timeline for the work on the guest suites. Work to start on June 5<sup>th</sup> and be completed by June 16<sup>th</sup>. An open house will be held to present the updated suites.

Newspaper plastic bins are available at the cost of \$15.00 installed. See the concierge.

**VII. Landscape Committee:**

D. Johnson reported the Landscape Committee met and selected semiannual flowers (Penta's) to be installed within the next three weeks. After the rainy season starts more plantings will be done.

**VIII. Tower Trace LLC:**

B. Chambers reported that work has begun on the renovation of the nurses' station in Arbor Glen. After the nurse station renovation, AG common areas will be painted and new carpet will be installed.

These renovations are made possible by the proceeds from Arbor Trace Realty to TT LLC.

**IX. Old Business:**

Carpeting – D. Wilson reported that the carpeting has been ordered for the library, executive offices, guest suites. The carpeting for the residential hallways has also been ordered. We expect to receive the carpeting in July. A staging meeting will be held prior to any installation.

Kalea Bay – D. Wilson provided an update on the Kalea Bay progress.

**X. New Business:**

None

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

---

F. Duane, Secretary

---

Date