

**Tower Pointe  
Board of Directors Meeting Minutes  
May 23, 2019**

Director Attendees: B. Berman, Secretary  
M. Skees, Treasurer  
D. Dick, Vice President

Directors absent: R. Timmerman, President  
S. Scheinberg, Special Projects

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

The meeting was called to order by D. Dick at 10:00 a.m. A quorum was established, and proof of notice given. The minutes of April 25, 2019 were unanimously approved.

**I. Managers' Report:**

N. Hoops reported the mulch has been installed and it came in under budget.

N. Hoops reported the three-day seal coating project is scheduled to begin on June 21<sup>st</sup>.  
Memorandums to follow.

N. Hoops reported that sidewalks repairs are underway.

N. Hoops reported at the July meeting we will have an insurance update and possible review of the audit.

**II. Treasurers Report:**

**Reported by M. Skees**

April 2019:

Operating cash:	376,343
Reserve cash:	467,609
YTD revenue:	478,895
YTD expenses:	345,967
YTD net income:	132,928

**III. Building and Grounds Committee:**

E. Gates reported that you may see the stairwell doors being opened for inspection.

E. Gates reported the new type of storm shutters were installed in unit 1002, the residents are happy with them so far.

E. Gates that reported that a small test area has been cleared (sod removed) behind garage B to determine what impact erosion will have on that area.

E. Gates reported the Building Committee discussed electrical vehicle charging.

E. Gates reported the Building Committee received a request to install a bird feeder behind the Towers. The request was tabled.

**IV. Finance Committee:**

M. Skees reported the first order of business was to appoint a vice chairman, that being B. Davisson.

M. Skees reported the year to date financials were reviewed.

**V. Activity Committee:**

J. Egenberg thanked everyone who attended the Kentucky Derby party and stated the new audio/visual equipment worked very nicely. The ice cream social will be scheduled for the end of August. The committee is looking into fall activities.

**VI. House Committee:**

B. Gianetti reported the House Committee reviewed the guest suites and everything looks well.

**VII. Tower Trace LLC:**

E. Gates reported the Real Estate activity is continuing and quite successful, although it is taking longer.

E. Gates reported there are several projects ongoing at the clubhouse such as new drop ceiling tiles, lighting and new kitchen equipment.

**VIII. APM LLC.:**

J. Egenberg reported on April 10<sup>th</sup>, S. Eck, Director of Nursing resigned. We are fortunate that S. Harvey will stand in as an interim DON. We are in the process of reviewing applicants.

D. Wilson introduced our new Certified Dietary Manager, Ethel Hubbard. E. Hubbard gave a briefing of her background and her responsibilities.

**IX. Old Business:**

None

**X. New Business:**

None

Being no other business to discuss, the meeting adjourned at 10:41 am.

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B. Berman Secretary

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Dated