

**Tower Pointe
Board of Directors Meeting Minutes
September 26, 2019**

Director Attendees: B. Berman, Secretary
M. Skees, Treasurer
D. Dick, Vice President
S. Scheinberg, Special Projects

Absent: R. Timmerman, President

Also, Present: N. Hoops
D. Simpson

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 July 25, 2019 were unanimously approved.

I. Managers' Report:

N. Hoops reported he prepared the first "renderings" of the 2020 budget and the Finance Committee met and conferred.

N. Hoops reminded Residents, if they are not taking their walkers with them when they leave the building, to please leave their walkers at the side doors.

We are doing our best to keep contractors and caretakers out of the front parking areas.

N. Hoops reported the work on elevators 1 and 3 is set to start this week. Elevators 2 & 4 have been updated and these two elevators are connected to the generator. Memorandums to be posted.

II. Treasurers Report:

Reported by M. Skees

M. Skees reported that operating cash at the end of August was \$216,257. The reserve fund cash balance at the end of August was \$478,615, year to date net income was \$60,577. Year to date budget variance net income \$970.

III. Building and Grounds Committee:

P. Dohl reported the Building Committee spent quite a lot of time going over the 2020 "building" budget.

IV. Finance Committee:

M. Skees reported the Finance Committee met and year to date financials were reviewed.

M. Skees reported an insurance sub committee was formed to determine insurance needs. The subcommittee reported to the Finance Committee and requested that the 2020 budget include flood insurance. The Finance Committee requests that that the flood insurance be discussed at the next Board Meeting.

V. Activity Committee:

J. Egenberg reported the Activity Committee was able to donate to the Library Committee \$400 from the ice cream social event.

VI. House Committee:

A. Hocking reported the House Committee conducted their monthly building tour. The House Committee was not involved in the interior plant selections and have since requested to meet with the “plant” company to review and change the plants.

VII. Tower Trace LLC:

B. Chambers reported the real estate has ten listings in the community.

TT LLC., just approved \$20,000 for the repair of the pool coping as the rebar is starting to rust through and staining the pool. The rebar will be cut out, the area treated and recapped.

The Palm Court lanai in Arbor Glen did not drain properly and needed to be re-pitched so the water flows off the lanai. In addition, new cast aluminum furniture will replace the plastic wicker patio furniture that started to crumble.

The bus is receiving new graphics/lettering.

VIII. APM LLC.:

J. Egenberg explained Arbor Pointe Managements’ responsibilities. The words Senior Living Community will be added to the main entrance signage. We are working on the Arbor Glen service kitchen, new cabinets and countertops are ordered, with the project starting next week.

IX. Old Business:

None

X. New Business:

Guest suite lottery – The guest suite lottery drawing was held, two names were drawn, one for the north suite and one for the south suite. The lottery winners are S. Scheinberg and S. Powell.

Being no other business to discuss, the meeting adjourned at 10:31 am.

D. Simpson, Asst. Secretary

Dated