

Tower Pointe
Board of Directors Meeting Minutes
March 28, 2019

Director Attendees: R. Timmerman, President
B. Berman, Secretary
M. Skees, Treasurer
S. Scheinberg, Special Projects

Absent: D. Dick, Vice President

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

The meeting was called to order by R. Timmerman at 10:00 a.m. A quorum was established, and proof of notice given. The minutes of February 28, 2019 were unanimously approved.

I. Managers' Report:

N. Hoops stated the cost to replace the last 25 utility doors is \$13,700 (included in the reserve budget).

N. Hoops reported the front door call tele entry system screen is becoming hard to read. The system is old, and parts are not available. The system needs to be replaced, a quote of \$4,862.96 was received and if approved, will be paid for from the fire safety and security system reserves.

N. Hoops reported on the issue with having shutters installed directly against screens, whereas to replace your screens, you would have to remove your shutters. N. Hoops stated that he met with a vendor (Peake Screen Solutions) that uses screen panels that can be removed and be placed directly or indirectly against your shutters. They are easily removed for cleaning, etc. He is working on getting a "group" price. If you are interested and would like to see a sample, let me know. This will be a summer project if there is enough interest.

N. Hoops spoke again on the inclusion of Wind Abatement Screens, which allows light to come through, as a potential option for residents of the tower to use as hurricane protection. The Building Committee agreed to recommend to the Board amending the documents to include the necessary verbiage *the inclusion of the use of roll-up abatement screens, which meet specific state of Florida building codes and applicable hurricane wind and impact resistance requirements*. A special meeting will be held April 25, before the regular scheduled Board meeting. Notices to follow.

N. Hoops reported the expense for the electric work on the installation of the audio/visual equipment in the amount of \$1,634 is in addition to the original cost of \$3,604.83. A motion was made to approve the additional expense of \$1,634, which was seconded and approved unanimously.

N. Hoops stated the cost to add the library door to the fire system with a magnetic lock came in at \$3,915.68. The Finance Committee agreed to defer the item and until 2020.

II. Treasurers Report:

Reported by M. Skees

February 2019:

Operating cash:	280,095.
Reserve cash:	429,033.
YTD revenue:	240,299.
YTD expenses:	176,175.
YTD net income:	63,304.

III. Building and Grounds Committee:

E. Gates stated in response to the article in the Arbor Trace Revue on the conservation of water, he has received a few ways additional ways to reduce the amount of water that is used in the residences.

IV. Finance Committee:

D. Macarthy reported the Finance Committee met and reviewed and recommends the TP Board of Directors approve \$1,634 for new audio/visual equipment in the Gathering Place, to be paid for from the Board contingency fund.

D. Macarthy reported the Finance Committee discussed the door call tele entry system which needs replaced and recommends to the TP Board that they approve \$4,862.96, from the fire safety and security system reserves.

D. Macarthy reported the Finance Committee discussed the request from the House Committee to add the library door to the fire system with a magnetic lock at the cost of \$3,915.68, so the door can remain open at all times. The Finance Committee recommends the TP Board defer the item until 2020.

R. Timmerman reported that D. Macarthy has resigned as Chairman of the Finance Committee, a motion was made to approve the resignation and M. Skees to be the Chairman, which was seconded and approved unanimously.

V. Activity Committee:

J. Egenberg reported the activity committee has had a lot of things accomplished so far this year, thanks to C. Boyden and B. Wilson. We welcome additional committee members. One activity was cleaning of the storage areas. We have three events scheduled and are welcoming AT Residents. The next scheduled event is the Kentucky Derby on May 4th.

VI. House Committee:

B. Giannetti reported the House Committee has requested a quote from a previous provider for replacement of the white sheers up on 17, both in the room and in both hallways. These window treatments are original to this building and have seen a lot wear. Once we receive the quote it will be turned over to the Board for their consideration.

VII. Tower Trace LLC:

E. Gates reported that the annual meeting of TT LLC., held yesterday had a very good turnout.

E. Gates reported on the insurance presentation from Bouchard Insurance.

E. Gates reported the real estate transactions are slowing down.

E. Gates reported the last bathroom in AG has been renovated.

E. Gates reported D. Wilson representing TP, and G. Svoboda representing AT, were appointed to the APM Board.

VIII. Old Business:

None

IX. New Business:

Audio/Visual enhancements for the Gathering Place: The Building Committee and TP Finance Committee have recommended that the TP Board of Directors, approve the expense for the electric work on the installation of the audio/visual equipment in the amount of \$1,634, a motion was made to approve the additional expense of \$1,634, which was seconded and approved.

Tele entry system - A motion was made to approve \$4,862.96, which was seconded and unanimously approved.

Amendment to the Declaration of Condominium, specially the proposed changes to section 11.11. A motion was made to proceed with the process, which was seconded and approved unanimously.

Being no other business to discuss, the meeting adjourned at 10:45 am.

B. Berman Secretary

Dated