

# THE TOWERS CONDOMINIUM ASSOCIATION, INC.

A Florida Not-For-Profit Corporation

## NOTICE OF MEETING of the Board of Directors

**TO: MEMBERS OF THE BOARD OF DIRECTORS AND UNIT OWNERS**

**NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of the Towers Condominium Association will be held at the following date, time and place:**

**Date:** October 10, 2013  
**Time:** 6:00 p.m.  
**Place:** The Towers Condominium Association, Inc.-Clubhouse

### AGENDA

- 1. Call to Order & Establish Quorum**
- 2. Proof of Notice**
- 3. Approval of last meeting minutes of July 16, 2013**
- 4. New Business**
  - a. Review of the proposed 2014 budget/Enclosed 2013 Budget and Assessment
- 5. Approval of items outlined:**
  - a. Renew Crowther Roof Check Program, \$193.83 a month
  - b. Water Invoices/Notice from City of Fort Myers/Notice from Towers Association to Residents for Inspections/Complaint from Unit 503 about Inspections/11 units found to have various water leaks/Notice by Email sent out/Quarterly Inspections Mandated
  - c. Propane Tank Installed - \$1900.00
  - d. City of Fort Myers assessment of \$2,304.00 or \$192.00 a month for 2014/Division charges \$4.00 per unit
  - e. New Electrician – Ryan Walker/T & K Security for installation of cameras
  - f. Floor Muffler sound underlayment for all floating floors with STC 73 rating
  - g. New Maintenance sheet/Instructions for Grill Cleaning/Maintenance sheets from 4-14-2013
  - h. Board Members Education Certification
  - i. 20 Stairwell and Carport Lights purchased from Lights of America
  - j. JELD-WEN Entrance Door/PGT Windows and Sliders
  - k. Elevators failed inspection require new inspection- approved by State
  - l. Clubhouse Reservation Agreement/Governing Documents 7.10 Allow Fees for Use of Common Elements-Board Attorney Review
  - m. Tri-City Pool (New Sand Filter, Pool Pump, Pool Lights and Seals)/Fyr-Fyter (New Mother Board and Extinguishers)/Tropical Fence (New Perimeter Gates)/Produce and update 28 Welcome Booklets
  - n. Eviction of Unit 113/Violation Letters to 209, 513 and 503/Cancellation of Towing Contract/New Tow Company-Reds 's Towing with Signs
  - o. Rentals: 511, 502, 521, 518, 215, 118, 317, 517, 313, 510, 421, 404, 406, 421, 301 and 420/Guests of 104 and 217
  - p. Sales: 116, 321, 414, 206, 105, 507, 209, 317, 406, 218, and 419
  - q. Remodeled Units: 414 flooring, 514 windows, flooring, walls, tile, doors, cabinets and lights, 103 lanai, 507 master shower and kitchen, 406 kitchen, baths, carpet and fans, 317 kitchen, baths, carpet, fans, 206 fans, 106 toilets, 513-519-119-420 electrical panels, 110 windows
  - r. Monthly Alliant Fee increase- \$.44 per unit
  - s. Complaints for Collections-Unit 218/419/515

- t. Website Updates and Slide show coming/Installed 4 gas grills/New Lighting in SE corner, rebuild roof lights and add lights in 4 corners/Signs for No Parking and Restroom Lighting/28 Welcome Booklets updated and made/Floor Numbers Added in Stairwells/New Pool Rope/New Umbrellas/Keep off Grass signs
- u. Complaints to Lee County Sheriff and Fort Myers Police for Traffic activity for units 113, 420 and 215
- v. Unit 218 Non-Compliance for Renovations
- w. Association repairs: 514 drywall for windows, Roof repair - 511 3 times, 503 2 times, pool lights replaced 2 times, repaint floors 3 times, 3 cameras replaced, wire for camera replaced, replace DVR, 302 wasp removal and repair of concrete, drywall repair in 511 and 503 2 times, Patrick's Electric old invoice, pool concrete wall replace from broken water line, repair and replace clubhouse office walls, drywall repairs in 313, 108, 101, 301, 218, 118, 318, 417, 119, 512, 509, 510, 304, 314, 211, 212, and 210 from water leaks, plumbing repairs in 108, 109, 119, 110, 103, 106, 420, 501, 118, 218, and 318, 3 elevators retiled where broken tiles were, plant new shrubbery, tall trees trimmed, flowers and tree added, ground light replaced, all lighting now on photo cell (they go on based on location of light)
- x. Clubhouse updates: TV, All appliances stainless, side by side refrigerator, microwave, stove and stainless inside dishwasher, all appliances serviced, new granite countertops and two granite table tops, drywall, electrical, outlets, switches and dimmers, tankless water heater, electrical breakers, sub panel, knockdown plaster applied, shut off vales for all water apparatuses', toilets, mirrors, miscellaneous decorations, furniture from Savon, bar chairs, dining room chairs, trash cans, pictures, can lights and light fixtures, soap dispensers, paper towel holders, steel door and restroom doors, 2 tray ceilings installed, 2 ceiling fans, crown molding, door framing, chair rail, locks, painting, air-conditioning with thermostat, exhaust fans in restrooms, air conditioning installed in kitchen and restrooms, telephones, 8 security cameras, tile for floor, backsplash and wall, under counter lights, mantle, two custom made tables for granite, automatic lighting in restrooms and laundry rooms, lamps, cable TV, custom made wall dividers for restrooms with doors, new plumbing underground drains, miscellaneous items for cooking, garbage disposal, ice maker hook up, kitchen faucet and stainless sink, glass plates, place mats, coffee maker, cleaning supplies, new waterproof drywall in bathrooms and by kitchen sink, as well by A/C return vent, rope lighting placed in both tray ceilings, photo cells added for all exterior lighting, camera system includes monitor new software and DVR. Office updated, tile, same desk, under counter refrigerator, cabinet for minutes meeting books, coffee machine, three chairs and desktop computer, monitor with printer, adding machine, WIFI router, and shredder
- y. New Camera Software with rotating passwords
- z. Swimming rules and safety rope explained to 204
- aa. Owner's v Rentals
- bb. Owners Balance

## 6. Adjournment