

THE TOWERS CONDOMINIUM ASSOCIATION, INC.
C/O Alliant Association Management
6719 Winkler Road, Suite # 200, Ft. Myers, FL 33919

NOTICE OF MEETING BY THE BOARD OF DIRECTORS

Notice is hereby given of the Towers Condominium Association, Inc. will be at the following date, time, and place:

Date: Thursday, February 17, 2011
Time: 6:00 pm
Place: The Towers Clubhouse

AGENDA

- 1) Call To Order / Establish a Quorum / Proof of Notice
- 2) Approval Previous Board of Director's Meetings Minutes on December 17, 2010
- 3) Discussion of Special Assessment for cost of an Audit of 2010 Financials and down payment for Master Insurance Policy \$400 per Unit / Current 2011 Appraisal Completed
- 4) Membership Approved and Passed
 - A) Amendment changed for Lease Term 1 year only. 79 votes: Filed and recorded with Lee County
 - B) To forgo retrofitting of the common elements with a fire sprinkler or other life safety system pursuant to Florida Statutes, Section 718.112(2)(l)(1). 79 votes: Filed and recorded with Lee County
- 5) Violation letters and Board Attorney letter to 415 for electrical - plumbing compliance for 212, 320, 415, 510 and 511
- 6) Violation letter to 415 about 212 and 510 noise complaints / Violation letters to 415 for 212 non-registration of guest
- 7) Complaint Letters from 205 and 415 claiming discrimination / Association letter to 205 about late fee / 403 noise complaint
- 8) Association letters and Board Attorney letter to 205, re: Dog on property; Service Animal is approved by ADA and FHAA
- 9) Approval for:
 - A) Service Animal in 312
 - B) Notice of Election – Intent - Resume / Proof of Mailing
 - C) Guests in 214 and 515 / Sale of 119; title change of 317; 321 and 408 are still pending Sales / Rentals of 115 and 311
 - D) Statistics of Rentals v. Owner v. Empty Units
 - E) Water Bill / Electric Bill v. Propane Gas
 - F) Attorney Bill (2010)
 - G) New screen doors for 215, 312, 512 and 520 (510 not completely installed, pending)
 - H) New tankless water heaters for 217 and 316 / Plumbing repair of valves in 504
 - I) New Electrical Panel for 218 / Underlayment for Living Room-Dining Room and Tile
 - J) New Electrical Pool Panel / Photo cells installed for pool and ground lights
 - K) Outside Drain clearing of 115, 116, and 118
 - L) New plumbing remodeling of bathrooms in 207 / New sink in 516 and requests electrical compliance extension
 - M) Drywall repair for 112, 118, 216, 316, 512 and 516
 - N) Tree trimming by Island Tree
 - O) Crowthers Roof Repair for 503 and 516 / Downspout
 - P) Repair of recorder for security cameras / New pool wireless router
 - Q) Repair of Sprinkler system
 - R) Repair of Heat Pump / New Pool Pump / Replaced Pool Gate Hinges
 - S) Plexiglas placed around two other grilles / Maintenance Sheets since 11-22-2010
 - T) Election 2011 and Maintenance Updates on Website
- 10) Old Business
 - A) Owners Balance / Year End Financials
 - B) IRS 2005 Still Pending
 - C) Attorney letter for 113, 114
 - D) Notice with Minutes, 12-17-2010 mailed to all Owners
- 11) Adjourn

This agenda was prepared by Alliant Property Management, LLC, located at 6719 Winkler Road, Suite 200, Ft. Myers, Florida 33919 in accordance with Florida Statutes.