\ NOTICE OF BOARD OF DIRECTORS MEETING

FOR TUSCANY SQUARE 1 CONDOMINIUM ASSOCIATION, INC.

**Date: Thursday, January 24, 2019**

**Time: 1:00 PM**

**Place: Florida Community Bank, 4777 Clyde Morris Blvd., Port Orange, FL 32129**

**ARC COMMITTEE MEETING MINUTES**

1. Call to Order- The meeting was called to order at 1:00pm. Skip, Nancy, and Richard present. Steve and Haley absent.
2. Discuss current property modification requests- Discussion on unit 223 proposed balcony screen install. Discussion on building 5 fire exit door. Richard moves to install window or new door with a window so that anyone using it can clearly see anyone standing waiting for the elevator. Nancy B seconds the motion. All in favor. Nancy B moves install a push bar and kickstand and remove outside hardware. Skip seconds the motion. Nancy and Skip voted in favor. Richard voted against. The motion carried 2-1. Discussion on the decision not to replace the dead royal palms. Discussion on light bulb policy. Richard moves to replace all non-soft white LED hallway lights with 60 watt soft white LED light bulbs. Skip seconds the motion. Richard and Skip in favor, Nancy B against. The motion carried 2-1.
3. Adjourn- The meeting was adjourned at 1:30pm.

**MINUTES**

1. Call to Order- The meeting was called to order at 1:31pm. Nancy G, Thom, Marge, Richard, Nancy B, and Mike were all present. Haley was absent. Also present was Mark Michalek, Marc Umbenhen (417), The Duckworths (324), and Skip Brannan (310).
2. Owner Comments on Agenda Items- Comments on elevator 2 having an issue with mildew. Question on towing company contract and ability to tow.
3. Approval of Minutes for December 6, 2018- Thom moves to approve the minutes from December 6, 2018. Marge seconded the motion. All board members were in favor.
4. Treasure’s Report:
   1. Financial Report – Mark updated on current financials.
   2. Review of monthly report – Thom updated on current balances of CDs and reserve accounts.
5. Town Center Update – No update at this time.
6. Project update –Mike updated on open project list and discussion was had on roof repairs.
7. Unfinished Business:
   1. Landscaping – Mike updated on scheduling of the removal/stump grinding of the palms. Nancy G updated on Marge resigning from the landscaping committee.
   2. Pet registration – Nancy B updated on the progress of the completed pet registration cards.
   3. Driveway resealing payments – Nancy G updated on collection process of the remaining outstanding balances.
   4. Website update – Nancy G reviewed the process of updating the website with additional documents.
8. New Business:
   1. Personnel decisions – Nancy G updated on interview process and status of job offer.
   2. Lease/Purchase decisions – Nancy G updated on commercial application process, purchase application process, and rental application process.
   3. Bldg 5 door/elevator – Richard moved to install a properly rated window be installed in the existing door or a new door with a window be purchased that would permit someone to determine if there was an object or person outside of the door before they opened it. Nancy B seconded the motion. All board members were in favor and the motion carried.
   4. Review of security cameras – discussion on possibility of adding cameras around elevators and upgrading to a wireless system. Skip to look at what cameras are installed in what location and which ones could be upgraded.
   5. Board meeting locations – Discussion on possibility of moving board meetings to an onsite location.
   6. 2019 Annual Mtg date – April 4th at 6pm. Location to be determined.
   7. Review of Management Contract policies – Discussion on Collection and records review policies.
   8. Motion to pay bills – Nancy B moved to approve Advanced access $90 replacement magnet, Brightview $1438.13 for the removal of 3 palms (using the enhancement credit), Kone maintenance agreement 1/19-6/19 $11,793.60. Thom seconded the motion. All board members were in favor and the motion carried.
9. Closed Session:
   1. Past Due Accounts – review of the delinquency report.
   2. Geosam suit – Nancy G updated on the current status of the lawsuit.
10. Adjourn- The meeting was adjourned at 3:43pm.