NOTICE OF BOARD OF DIRECTORS MEETING

FOR TUSCANY SQUARE 1 CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida’s Condominium Act that the Board of Directors meeting will be held on the following date, time and place.

**Date: Thursday, March 28, 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 1:03pm. Richard, Nancy B, and Skip all present. Hailey Absent.
2. **Discuss current property modification requests**- No requests this month. Richard reviewed his discussion on the sprinkler system regarding the painting of the sprinkler heads with the manufacturer.
3. **Adjourn**- The meeting was adjourned at 1:10pm.

**Minutes**

1. **Call to Order-** The meeting was called to order at 1:11pm. Nancy G, Marge, Mike, Thom, Richard and Nancy B were all present. Hailey absent. Also present was Mark Michalek with Leland Management. The Duckworths (324), Skip Brannan (310), and Marc Umbenhen (417).
2. **Owner Comments on Agenda Items**- Comments regarding the cleaning company and their duties, elevator doors and possible damage that was done and the condition of each door, exterior of the building needing pressure washing, comments on the job Michael Wilson has done, and issues related to parking.
3. **Approval of Minutes for February 28, 2019-** Nancy B moves to approve the minutes from February 28 2019. Thom seconds the motion. All board members were in favor and the motion carried.
4. **Treasure’s Report:**
	1. **Financial Report –** Mark updated on current financials and delinquency report.
	2. **Review of monthly report –** Thom discussed the balances of the reserve CD’s and the possibility of opening up another CD.
5. **Town Center Update –** Katie Lilly is purchasing the spa from Geosam. Discussion on the equipment in the common area.
6. **Project update –**Mike updated on project list. No updates on any current projects waiting for start date from AWS on the roof.
7. **Compliance/Legislative Update –**No update for this month.
8. **Unfinished Business:**
	1. **Landscaping –** Mike recommends not moving forward with any new proposals until outstanding invoice is resolved.
	2. **Pet registration –** Nancy B updated on the list of outstanding pet registration cards.
	3. **Parking/Towing letter –** Nancy B reviewed the parking notice to residents and discussion was had on the specific parking locations.
9. **New Business:**
	1. **Plumbing –** Nancy discussed the plumbing issue in unit 220 with regards to the backups that have occurred and the drain cleanouts being covered up on the first floor. Nancy G moves to authorize Faithful Plumbing to locate plumbing cleanouts and show Michael how to locate the remaining cleanouts in all buildings. Mike seconds the motion. All board members were in favor and the motion carried. Nancy B moves to clean out all the main drains. Marge seconds the motion. All board members were in favor and the motion carried.
	2. **Molly Maids –** Discussion was had on duties by Molly Maids.
	3. **Audit –** Nancy updated on the paperwork for the conduction of 2018 Annual Audit.
	4. **Michael’s work log-** Discussion Michael’s work log and day-to-day duties.
	5. **Motion to pay bills –** Nancy G moved to pay the following invoices:
		1. Faithful Plumbing- $225
		2. Becker-$875

Thom seconded the motion. All board members were in favor and the motion carried.

1. **Closed Session:**
	1. **Past Due Accounts –** No matters to discuss.
	2. **Geosam suit –** discussion on the status of the lawsuit.
2. **Adjourn-** Thom moved to adjourn the meeting at 3:22pm.