

Tuscany Square I Condominium Association, Inc.  
Board of Directors Meeting  
Minutes (Unapproved)

Date: July 23, 2015

Place: Venetian Bay Clubhouse

Time: 1:00 PM

- I. Meeting called to order at 1:01 PM by Ken Kopecky, President of the Board.

**Board Members Present:** Ken Kopecky, Richard Mistarz, Skip Brannan, Lloyd Morris, Flo Riggie, Nancy Graves, Leslie Wright.

**Present from Atlantic Shores Management:** Mark Roskamp, Sheila Watson.

**Owners Present:** Margaret Miller (Unit 413), Audrey & Jerry Pahlic (Unit 331).

- II. The minutes of the June 25, 2015 meeting were approved.

- III. Financial report was given by Mark Roskamp. Richard Mistarz moved to approve the financials. The motion was adopted unanimously after discussion.

- IV. Statement for the record:

- a. Ken Kopecky requested the addition of a column for 'Building Construction' to the Financial Report.

- V. Motions:

- a. Skip Brannan moved to purchase and install surge protectors for six elevators at the cost of \$1,000 each. The motion was adopted unanimously, after discussion.
- b. Ken Kopecky moved to approve payment of \$2,750 to KWA for engineering services to develop a proposal for the repair of the soffits along the ground floor outer wall. The motion was adopted, six (6) Yes, one (1) No, after discussion.

- VI. Resident comments not associated with agenda items:

Margaret Miller (Unit 413):

- Discussed the use of the driveway by Amalfi's suppliers and the presence of food odors emanating from Happy Deli.

Audrey Pahlic (Unit 331):

- Pointed out that the Engineering Report said that 28 units had been identified as having mold. Ken Kopecky noted that the mold problems arose from prior roof leaks, which have been cleaned up. Richard Mistarz added that any mold problem inside a unit, not attributed to external water intrusion, arises from excessive interior humidity. It is the responsibility of the owner of the unit to address the problem.

- VII. Board Member Comments:

- I. Richard Mistarz:

1. Condominium Sign: The sign is in place. The light will be installed next week when the electrician returns from vacation. After the light is installed, some ground cover could be planted to offset the slope of the ground.
2. Trash Enclosures: The enclosures are being made. This will take approximately 3 to 5 weeks. They should be completed and installed by mid-September at the latest. The existing dumpsters should be replaced by plastic dumpsters with wheels.
3. Commercial Maintenance and Residential Construction Regulations: All are in agreement about the need for regulations. In order to adopt changes we need to post and inform the owners of such. The proposed regulations will be reviewed and transmitted allowing the motion to be voted on next month.
4. Move-In and Move-Out Regulations: Proposed regulations were discussed. More thought will be given to the specifics and discussion will continue next month.

II. Ken Kopecky:

1. Commercial Dumpsters: The SE dumpster will be removed. Leslie Wright stated that there has been some confusion about this dumpster at the Utility Commission but has hopefully been sorted out.
2. Elevators: Kone recommended the purchase of a battery backup so that if an elevator failed, it would descend to the first floor and open. This system is not available for elevators equipped with older drives but is available for the two elevators with newer drives. The Kone representative will get back with details.
3. Repair of Soffit Area: The motion to contract with KWA to develop a template that can be used for all soffit areas includes the following items: developing the plans, distributing the information to potential contractors and advising the Board regarding the alternative bids. The attorney has given the OK to replace the soffit. In the interim, Steve will paint the exposed surfaces to match the rest of the building to reduce the unsightly appearance of the soffit area. Skip will also discuss the control, expansion joints with the KWA representative.

III. Skip Brannan:

1. Elevator A/C Units: A/C units have been installed in all elevator rooms. A new backup unit will be needed because the previous one was installed in Building 2.
2. Security Cameras: Cameras have not yet been installed because Steve has been busy preparing for the annual fire alarm inspection.
3. Entrance Gates: Access codes for the walk-in gates are working correctly. The codes, however, are not working for the drive-in gate. We are waiting for a call back from the security company to determine whether a different access code number will work.
4. Surge Protectors: Installation of the surge protectors is postponed to August, pending further discussion with the electrician (Brett Holland).
5. Balcony Attachments: After review of the references to balconies in the Declaration of Condominium document, it was determined that the Board could approve a specific balcony screen that would be attached to the wall or ceiling and, when needed, be pulled down. Skip Brannan will prepare a motion and a

property modification form to include flowerpot attachments and screens.  
(Currently no specification for the attachment of either has been approved.)

IV. Atlantic Shores Management Comments:

Prior Dumpster Payments: Based on Sheila Watson's conversation with the Utilities Commission, there is still confusion about who should be paying and who is paying for the external dumpsters. Mark Roskamp stated that ASM has a bill showing that the COA also pays \$267 for the rental of the six (6) residential dumpsters, yet the residents pay individually on their own bills for trash service. Leslie Wright stated that she has spoken to two (2) different representatives from the Utilities Commission and received different answers from each. It was decided that Sheila Watson will arrange a meeting between a representative from the Utilities Commission and Skip Brannan, Richard Mistarz (Chairman of the Utilities Committee) and Ken Kopecky.

Meeting adjourned at 4:20 PM

The next monthly Board Meeting will be held at 1:00 PM on August 27, 2015

Respectfully submitted,  
Flo Riggie  
Secretary