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

Date: August 27, 2015
Place: Venetian Bay Clubhouse
Time: 1:00 PM

I. Meeting called to order at 1:05 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.
Absent:

Present from Atlantic Shores Management: Mark Roskamp.
Owners Present: Victoria Brasse (Unit 212).

II. The minutes from the July 23, 2015 meeting were approved.

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

IV. Statement for the record:
   a. Payment of Kone invoice dated August 12, 2015 for replacement of smashed door open button in elevator six (6) will be deferred until Ken and Skip contact Kone concerning travel charges.

V. Motions:
   a. Ken Kopecky moved to approve payment to Becker & Poliakoff in the amount of $6,379.75 for services rendered per the August 6, 2015 statement. The motion was adopted unanimously after discussion.
   b. Lloyd Morris moved to approve payment to Globe Exterminators in the amount of $470 for renewal of the Termite Warranty. The motion was adopted unanimously after discussion.
   c. Flo Riggie moved to spend up to $500 for eight (8) batteries for cordless power tools used by maintenance crew at TSQ1. The motion was adopted unanimously after discussion.
   d. Skip Brannan moved to purchase twenty-five (25) garage key locks with one master key at the cost of $425. The motion was adopted unanimously after discussion.
   e. Lloyd Morris moved to send a bill to Venetian Bay Town Center for reimbursement to TSQ1 for prior dumpster payments in the amount of $8,186. The motion was adopted unanimously after discussion.
   f. Richard Mistarz moved to require unit owners to make payment to correct fire code violations. The motion was adopted unanimously after discussion.

g. Richard Mistarz moved to approve addition of Construction Approval Procedure to TSQ1 rules. The motion was adopted unanimously after discussion.
h. Richard Mistarz moved to adopt Regulations for Commercial and Residential Construction. The motion was adopted unanimously after discussion.
i. Ken Kopecky moved to adopt Commercial and Residential Move-in/Move out regulations. The motion was adopted unanimously after discussion.
j. The Board considered a motion to require Amalfi's and Happy Deli to either use a four (4) yard dumpster or pay a $50 fee per day whenever their two (2) yard dumpsters are overloaded. The Chair's request to move the discussion to the September meeting was overruled. The motion was adopted after discussion.

VI. Resident comments not associated with agenda items:
Victoria Brasse (Unit 212):
- Requested information about ongoing lawsuit. Mark Roskamp confirmed that the Board is expecting a statement from the attorneys that would be shared with the owners.

VII. Board Member Comments:
A. Richard Mistarz:
1. Dumpster Enclosures: Enclosures cannot be installed until existing dumpsters are replaced with dumpsters with wheels. Leslie Wright stated that the Utility commission has been asked to replace the existing dumpsters.
2. Sinking Pavers By Building Three (3): Steve will pull up the lowest block of pavers and inspect the underlying fill.

B. Ken Kopecky:
1. Vacant NW and SE Dumpster Locations: After discussion, it was decided that the space vacated by the SE dumpster will be used for service vehicles. The curb will be painted and a sign stating that the space is for service vehicles only will be installed. The NW space will be used for open parking.

C. Skip Brannan:
1. Update on Fire Code Violations: Wiggins repair total is $5,600. This includes:
   - $3,900 to perform an internal inspection.
   - $1,200 to supply eighty (80) G-4 concealer plates ($15 each). Steve will install the replacement concealer plates.
   - $242 to replace six (6) broken sprinkler heads.
   - $383 to replace seventeen (17) gauges.

   ASM will contact the owner of unit 326 to remove crown molding in order to complete necessary code violation repairs.
2. Security Cameras: Four (4) new cameras have been installed.
3. Elevator Surge Protectors: All elevators have surge protectors at a cost $1,000 each.
4. Trash Room Ventilators: Each trash room ventilator is malfunctioning for different reasons. Holland Electrical will be contacted for repairs.
5. Entrance Gate Access Code: Residents are unable to open the gate by pressing nine (9) on their telephones. Repair experts have not been able to identify the

problem. Possible work-around solutions were discussed. A decision has been deferred until next Board meeting.

6. Balcony Modifications: Property Modification Forms for patio screens and flowerpots have been added to the web page. Hanging flowerpots were discussed. The board is concerned that the ceiling structure may not be strong enough to support heavy flowerpots. In addition, several flowerpots are hung near the edge of the balcony, which creates a potential hazard. A formal motion regarding flowerpots will be introduced at the September meeting. The Board also discussed patio screens. The Board wants only one type of screen to be installed to maintain uniformity of appearance throughout the complex. However, the choice of screen will be deferred until after the settlement of the lawsuit. A formal motion to require the removal of existing screens will be introduced at the September meeting.

D. Flo Riggie:

1. Happy Deli Odors: Several residents have complained about unpleasant food odors from Happy Deli during the morning hours. The odors are particularly strong near the elevator to building five (5). The precise source of the smell is uncertain. However, Happy Deli regularly places empty deli meat boxes in the commercial space hallway. Since these boxes are a potential source of the smell, the Board requests that all deli meat boxes be broken up and placed in the dumpster as soon as they are discarded.

E. Leslie Wright:

1. Pool Parking Lot: In the near future TSQ1 residents and guests will not be allowed to park in the pool parking lot. However, residents could rent a parking space on the Airport Road side of the lot for a monthly fee of $50. Discussion will continue at the September meeting.

VIII. Atlantic Shores Management Comments:

Meeting adjourned at 4:30 PM

The next monthly Board Meeting will be held at 1:00 PM on September 24, 2015.

Respectfully submitted,
Flo Riggie