Tuscany Square I Condominium Association, Inc.

Board of Directors Meeting

Minutes

Date: September 24, 2015

Place: Venetian Bay Clubhouse

Time: 1:00 PM

1. Meeting called to order at 1:04 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, Sheila Watson.

**Owners Present:** Margaret Miller (Unit 413).

1. The minutes from the August 27, 2015 meeting were approved.
2. Financial report was given by Mark Roskamp. Flo Riggie moved to approve the financials. The motion was adopted unanimously after discussion.
3. Statement for the record:
4. Future minutes, once approved, will replace initially posted unapproved versions on the appropriate web sites.
5. Reserve funds will be used for the following items that are deemed to either extend the life of the item or improve the appearance of the condominium:
6. New drives in two (2) elevators.
7. Surge protectors for all elevators.
8. Security cameras.
9. Tuscany Square Condominium monument sign.
10. Two (2) AWS Roofing replacements.
11. KWA blueprints and soffit repairs.
12. Motions:
13. Skip Brannan moved to have the control unit in the southeast walk-up entrance gate switched with the main vehicle entrance gate. The cost is $240 (3 hours at $80 per hour). The motion was adopted unanimously after discussion.
14. Ken Kopecky moved that each Board member receive a copy of all rental/purchase applications. The motion was adopted unanimously after discussion.
15. Skip Brannan moved to approve installation of a new irrigation control module and reconnection to the rain sensor. The motion was adopted unanimously after discussion.
16. Resident comments not associated with agenda items:
* Margaret Miller (Unit 413) inquired if any decision had been made on her suggestion to change the entry access code for Amalfi’s on a monthly basis due to excessive staffing turnover. Ken explained that this had not been discussed but that additional security cameras had been installed.
1. Board Member Comments:
2. Ken Kopecky:
3. Kone Billing: Kone agreed to reduce the cost of the last after hours service call. Kone stated that the overtime rate for travel is $650 per hour and that the technician’s rate is $267 per hour. It was decided that overtime services would not be used except in extreme circumstances such as a trapped individual.
4. Overnight Parking in the Pool Lot: The price per space will be determined and presented at the next Board meeting.
5. Contract for New Soffit in the NE Corner: Estimates are needed for replacement of the soffit on the NE corner. A contract must be in place by October 5th. Nancy Graves will contact a local contractor for an estimate.

Steve Joyce will also obtain quotes.

1. Unlocked and Overloaded Dumpsters: Last month’s motion will be reconsidered pending the outcome of correcting the trash pick-up schedule.
2. Richard Mistarz:
3. Dumpster Enclosures: Installation of enclosures should be complete by next week. Repair of the accidental damage to the irrigation system pipes while installing the enclosures is the responsibility of installers.
4. Sinking Pavers: The pavers below the flower pot in front of building three (3) will be removed and the area filled in with dirt to level the surface.
5. Permits for Modifications: In May 2015 the Board approved a modification request by Platinum Home Builders to remove three (3) windows and replace them with a door identical to the other first floor doors. Most of the work has been completed but a permit was never obtained. Leslie will see to it that the proper permits are pulled and that the job is completed.
6. Replacement Windows: Window World has been our approved source for window replacement. Another company, Baxter, may provide better window installation at an additional cost. Baxter will be contacted for an estimate.
7. Skip Brannan:

1. Fire Code Violations: Wiginton will commence repairs beginning the week of Sept. 27th. Steve will install cover protectors at cost to be charge to the owner of the unit.

2. Security Gate Workaround: Key pads will be switched to enable residents to dial a “9” on their phones to open the car entrance gate for visitors.

3. Additional Security Cameras: Two (2) additional cameras and a recorder will be purchased and installed in the area of building five (5).

4. Irrigation System: The irrigation system will be repaired.

5. Existing Balcony Screens: The removal of existing balcony screens and repair of stucco was deferred to ‘actions on hold’.

1. Lloyd Morris:
2. Flo Riggie:

1. Dissemination of Rules and Regulations: Last month, motions were passed regarding Construction Approval Procedures, Regulations for Commercial and Residential Construction and Move-in/Move-out Regulations. ASM will send the required notice by email to unit owners. Owner comments and concerns will be reviewed at the next Board meeting and a final vote will take place.

1. Nancy Graves:

1. Move-in/Move-out Regulations: Nancy volunteered to keep track of owners/renters who are moving in or out.

1. Leslie Wright:

1. Reimbursement for Dumpster Charges: Leslie requested that ASM send her the information about past dumpster billings for which TSQ1 is requesting reimbursement.

2. Trash Pick Up Schedule: Leslie will contact the City Manager to discuss trash pick-up schedules. The Utility Commission and Waste Pro do not understand that two different trash pick-up schedules are in effect within TSQ1. The commercial units (Amalfi’s/Happy Deli/Dippers) have contracted for a MWF schedule; the residential units are on a MTh schedule.

3. Leak in Day School Unit: There is a leaking toilet above the Day School. A request to repair the toilet will be sent to the unit owner.

1. Atlantic Shores Management Comments:

 Meeting adjourned at 3:50 PM

The next monthly Board Meeting will be held at 1:00 PM on October 22, 2015

Respectfully submitted,

Flo Riggie

Secretary