Tuscany Square I Condominium Association, Inc.

Board of Directors Meeting

Date: November 19, 2015

Place: Venetian Bay Clubhouse

Time: 1:30 PM

1. Meeting called to order at 1:30 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), Joseph Friend (Unit 327), Mark Umbenhen (Unit 417), Jeff & Donna Abbott (Unit 222).

**Others Present:** Martin Pham, Vice President of Operations for Geosam, James Stowers, Attorney for Geosam.

1. The minutes from the October 22, 2015 meeting were approved.
2. Financial report was given by Mark Roskamp. Lloyd Morris moved to approve the financials. The motion was adopted unanimously after discussion.
3. Statement for the record:
4. Motions:
5. Lloyd Morris moved to approve payment to Coastal Elevator Service Corporation in the amount of $1,410 for annual 2015 inspection. The motion was adopted unanimously after discussion.
6. Lloyd Morris moved to approve payment to Coastal Elevator Service Corporation for repair of elevator six (6) in an amount to be negotiated by Mark Roskamp. The motion was adopted unanimously after discussion.
7. Lloyd Morris moved to relocate Amalfi’s dumpster and grease trap to the pool parking lot. After discussion, the motion did not pass.
8. Resident comments not associated with agenda items:

* Margaret Miller (Unit 413) expressed concerns about the unsightly and unsanitary items at the back door of Amalfi’s as well as the recent excessive noise from the large exhaust fan. Leslie Wright vowed to speak to the new manager about the problems at the back door and explained that the exhaust fan was in the process of being repaired.

1. Board Member Comments:
2. Richard Mistarz:
3. Sinking Ground: No voids were found. The area was filled and pavers releveled, eliminating the dip.
4. Window Replacement: Along with Window World, a second source, CWC Windows of Edgewater, is available to owners who wish to replace their windows.
5. Ken Kopecky:
6. Mediation Hearings: George Armoyan, President of Geosam Capital offered to participate in our mediation hearings. Nancy Graves will head up the Litigation Committee.
7. Skip Brannan:

1. Entrance Gate Workaround: The south walk-up entrance pad will be swapped with the drive-in gate pad in the near future.

2. Fire Code Cover Violations: All covers have been replaced except one that was inaccessible because the owner changed the unit’s door lock. The situation is expected to be resolved in the near future. If not, the unit owner will be charged $90 per day to compensate TSQ1 for the daily fine imposed by the Fire Marshall.

3. Trash Room Ventilation: All repairs/replacements have been completed.

1. Lloyd Morris:

1. Relocation of Amalfi’s Dumpster and Grease Trap: Much discussion ensued as to the necessity and the legality of relocating Amalfi’s dumpster and grease trap to the pool parking lot area.

1. Flo Riggie:

1. Letters to Residents Housing Large Dogs: ASM has not received responses to letters sent to owners and/or residents housing dogs in excess of the 20 pound limit. However, the renter who had asked permission to keep a large dog for a short time period has moved out. Appropriate next steps will be discussed at the next Board meeting.

2. Uniform Rental Lease – This item is on hold until the next Board meeting.

1. Nancy Graves:

1. Soffit Repair: Repair is in progress, awaiting an inspection before stucco can be applied. Once the stucco is cured, the area will be painted.

2. Insurance Claim: Pictures show that water intrusion caused rusting on metal beams. Our attorney will be contacted before filing the claim to make certain that the claim will not interfere with the law suit.

3. Move-in/Move-out Oversight: Our database will be compared to ASM’s database and emergency contact, number and size of pets, lease dates, and parking permit numbers will be added to the database.

1. Leslie Wright:

1. Building Permit: The permit for storefront installation in unit “V” was added to the permit of the neighboring unit per instruction from the city of New Smyrna Beach.

2. Reimbursement of Dumpster Charges: Commercial units are paying $19 monthly to the same city department that the residential units pay $19 per month. Geosam stated that reimbursement of past charges is not required.

1. Atlantic Shores Management Comments:

Meeting adjourned at 3:30 PM

The next monthly Board Meeting will be held at 1:00 PM on December 17, 2015

Respectfully submitted,

Flo Riggie

Secretary