Tuscany Square I Condominium Association, Inc.

Board of Directors Meeting

Date: December 17, 2015

Place: Venetian Bay Clubhouse

Time: 1:00 PM

1. 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.

Absent:

**Present from Atlantic Shores Management:** Mark Roskamp.

**Owners Present:** Mark Umbenhen (Unit 417), Tom Keeney (210), Mike Freede (333).

**Others Present:** James Stowers, Esq, Attorney, Geosam.

1. The minutes from the November 19, 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. Atlantic Shores Management, LLC has joined the William Douglas Management, Inc. family.
5. Leslie Wright is no longer employed by Geosam Capital, Inc. and therefore no longer a TSQ1 Board member.
6. Motions:
7. Lloyd Morris moved to consult an attorney regarding whether the ‘Certificate of Designation of Entity’s Voting Member’, drafted by Geosam’s attorney, allows Geosam to designate a replacement representative on the Board without a majority vote by the Board. The motion was adopted after discussion.
8. Lloyd Morris moved to award raises to the TSQ’s full time maintenance staff and Holiday bonuses to TSQ’s full and part time maintenance staff. The motion was adopted unanimously after discussion.
9. Resident comments not associated with agenda items:

* Tom Keeney (Unit 210) thanked the Board for its enthusiasm and service.
* Mike Freede (Unit 333) suggested that the Board take advantage of legal services being offered free of charge by Geosam. Mr. Freede also stated that he felt that the Board did not keep the residents informed and that he did not know the Tuscany Square website or email address. He was given both and informed that both are posted in the information box outside every elevator.

1. Board Member Comments:
2. Richard Mistarz:
3. Awning Approval: Collado Reality’s awning request has been approved. Standards concerning signage and awnings for Commercial businesses need to be developed.
4. Dumpster Billing Reimbursement: The motion to demand dumpster billing reimbursement from Geosam has been withdrawn, at this time, due to potential legal fees in excess of the amount owed. James Stowers claimed to have e-mails to support his position, which he did not present at the meeting, but will send to all Board members so they can review and obtain a legal determination of any further action.
5. Ken Kopecky:
6. Lawsuit Update: Per our attorney, Scott Kiernan, depositions continue to be on schedule to begin in February 2016 and mediation in March 2016.
7. Maintenance Staff: Raises for the full time maintenance staff and Holiday bonuses for full and part time maintenance staff were discussed and approved.
8. The motion to appoint James Stowers to the Board was withdrawn. In Stowers’ opinion Geosam, as a unit owner, was elected to a seat on the Board and has a right to choose the agent that represents it.
9. Skip Brannan:

1. Happy Deli Ventilation: A seal (gasket) was affixed around the back door of the Happy Deli which, per Skip, has solved 95% of the odor problem in the area adjacent to Elevator five (5). Signage requesting that the door be kept closed will be ordered.

2. Sprinkler Control Panel: The sprinkler control panel has been installed.

3. Bright House Royalty Fee: A $503.96 Royalty Fee payment has been received.

4. Restrooms in the Breezeway: Bathrooms in the breezeway will be opened for the Venetian Bay United Methodist Church’s Community Candlelight service to be held in the Town Center, Friday, December 18th.

5. Gate Hinges: New hinges will be ordered for the gates in the breezeway and at the west walk-in entrance.

1. Lloyd Morris:

1. Replacement of Board Member: Much discussion took place as to the proper procedure for replacing a Board member who represents an entity. In the best interest of the Board, legal advice will be sought to clarify if an entity can replace a Board member without a majority vote from the Board.

1. Flo Riggie:

1. Large Dog Letter Update: No responses have been received to 2nd Request for Information letters sent by ASM. However, one of the dogs exceeding the 20 pound limit was involved in a confrontation with another dog and its owner. ASM will start the eviction process for this aggressive dog.

2. Sub-Letting of Units: Units that have been sub-let by their initial renter must follow the same procedure as required by owners who lease their units. ASM will send information letters to sub-letting renters describing the required leasing procedure.

1. Nancy Graves:

1. Soffit Repair Update: The soffit repair under the patio of unit 226 is complete except for painting. Pictures have been sent to our insurance company and a positive response received.

2. Amalfi’s Dumpster Situation: The Department of Business and Professional Regulation (DBPR) visited Amalfi’s following complaints about their lack of proper dumpster use. DBPR cited problems inside the restaurant. Subsequent visits by DBPR noted that the problems have been corrected. Additional complaints about the dumpster persist and will be reported again. Geosam has been informed and will discuss this situation with the owner.

1. Atlantic Shores Management Comments:

Meeting adjourned at 4:15 PM

The next monthly Board Meeting will be held at 1:00 PM on January 28, 2016

Respectfully submitted,

Flo Riggie

Secretary