Tuscany Square I Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: January 29, 2016

Place: Venetian Bay Clubhouse

Time: 1:00 PM

1. Meeting called to order at 1:04 PM by Lloyd Morris, President of the Board.

**Board Members Present:** Lloyd Morris, Richard Mistarz, Thom Keeney, Flo Riggie, Skip Brannan.

Absent: Nancy Graves

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

**Owners Present:** Sharron Sorenson (Unit 228), Mark Umbenhen (Unit 417), Jeff & Donna Abbott (Unit 222).

**Others Present:** James Stowers, Esq, Attorney, Geosam, Scott Kiernan, Attorney, Becker & Poliakoff, Steve Joyce,

1. The minutes from the December 17, 2015 and January 13, 2016 meetings 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. Scott Kiernan stated that depositions for the law suit will take place on February 22-25, 2016. Mediation will take place on March 9, 2016
5. Motions:
6. Flo Riggie moved to obtain a $5,000 limit BB&T credit card for the Association with Skip Brannan and Steve Joyce as signers. The motion was adopted unanimously after discussion.
7. Resident comments not associated with agenda items:

Sharron Sorenson (Unit 228) expressed the following concerns:

* If tax was being paid on utility bills. She stated that if tax was paid, it should be refunded. Mark Roskamp will be looking into this matter.
* What the funds that went to pool maintenance last year would go for this year. Lloyd Morris stated that these funds would go towards legal fees.
* If the commercial units paid for the dumpster enclosures. The dumpsters are located in the common area and as such, Mark Roskamp explained that the commercial units paid 25% of their cost.
* If anything could be done about the Happy Deli’s early Saturday morning (prior to 8:00 AM) delivery truck noise. James Stowers will look into this matter.

1. Board Member Comments:
2. Lloyd Morris:
3. Uniform Rental Lease: All owners and/or rental agents do not provide their renters with the TSQ1 rules and regulations. Flo, Skip and Thom will create a document of rules that renters will be required to read and agree to abide by before moving in.
4. Richard Mistarz:
5. Spa Humidity & Pool Pump Concerns: Much discussion took place about the potential for the nine units above the Day Spa to experience humidity problems due to the steam rooms and the whirl pool spa. The potential for excess noise from the external pool pump underneath the bedroom window of unit 225 was also discussed. In addition, the cut into the foundation and subsequent open hole in front of the back door to the spa is a concern. Richard, Flo, James and Lloyd will meet with the architect, Robert Hall to discuss these issues. James will arrange this meeting.
6. Thom Keene:
7. Flo Riggie:

1. Accurate Statement of Motions: Motions need to be accurately recorded in the Board minutes. Motions that are known ahead of time should be submitted in writing before Board meetings. Otherwise, reading them back and agreeing to the exact wording before voting should ensure accuracy.

2. Large Dog Concerns: At this time, all unauthorized large dogs appear to have been removed from the premises.

1. Skip Brannan:

1. Car Parked In Same Space For Excessive Length Of Time: Since this was reported, the car has moved. However, this brings up the fact that no specific rules exist. Possible rules were discussed. Also discussed was the need to tow cars that park in yellow no parking areas, especially the space in front of the fire hydrant. Skip will re-distribute the existing parking rules to all residents and owners to ensure their awareness of the rules.

2. AT&T Survey: AT&T has been ordered by the FCC to expand its fiber footprint in our area. They are requesting our permission to access the property to evaluate how to upgrade the existing copper to fiber. This requires an Access and Evaluation Agreement signed by the owners which will be coordinated by Skip.

1. Nancy Graves:
2. Atlantic Shores Management Comments:

1. Dyna Fire proposed a plan to eliminate phone lines in the elevators and to monitor the elevators. Currently Kone is monitoring the elevators. It would have to be determined if this can be cancelled. Skip and Steve will meet with Mark and the Dyna Fire representative and report back to the Board next month.

Meeting adjourned at 4:00 PM

The next monthly Board Meeting will be held at 1:00 PM on February 25, 2016

Respectfully submitted,

Flo Riggie

Secretary