Tuscany Square I Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: February 25, 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, Nancy Graves.

Absent: Skip Brannan

**Present from Atlantic Shores Management:**

**Owners Present:** Bill Connery & Leo MacBride (Unit 218), Mark Umbenhen (Unit 417), Victoria Brasse (Unit 212).

**Others Present:** James Stowers, Esq, Attorney, Geosam, Steve Joyce, Maintenance Supervisor, TSQ1.

1. The minutes from the January 29, 2016 and February 16, 2016 meetings were approved.
2. Financial report was not given due to the absence of Mark Roskamp.
3. Statement for the record:
4. The Board will meet in a closed session with attorney Scott Kiernan via conference call on Monday March 7, 2016 at 11:00 AM at 424 Luna Bella Lane Unit 313.
5. Notice of Annual Meeting and Election of Board will be re-noticed to provide at least sixty (60) days notice of said meeting and election as required.
6. Motions:
7. Nancy Graves moved to contract with Ace Enterprises for the repair of expansion joints on the north and south side between Buildings Three (3) and Four (4) in the amount of $6,000. The motion was adopted unanimously after discussion.
8. Nancy Graves moved to accept the offer from Ace Enterprises to provide, free of charge, a mock-up of the horizontal control joint for the Board to look at. The motion was adopted unanimously after discussion.
9. Richard Mistarz moved that Lloyd Morris request and submit an invoice from attorney Douglas Daniels. The motion was adopted unanimously after discussion.
10. Resident comments not associated with agenda items:

* Victoria Brasse (Unit 212) expressed her concerns about Geosam’s construction of apartments within Venetian Bay. James Stowers addressed these concerns by explaining Geosam’s future plans for the Town Center.

1. Board Member Comments:
2. Lloyd Morris:
3. Potential Parking Agreement for Track G: Rough draft of parking space proposal was presented by James Stowers. Hopefully, by the next Board meeting, this agreement will be finalized.
4. Re-Marking of Parking Space for Hank of Millenium Travel: Skip Brannan, Lloyd Morris, Richard Mistarz and Steve Joyce will work at the area to be repainted designating the space that will be reserved for Hank.
5. Smoking Violations: Residents have complained that a manager from Millenium Travel has been throwing cigarette butts into the lake. James Stowers will talk with Hank about this.
6. Richard Mistarz:
7. Fire Alarm Incident: On Sunday February 21, 2016 the fire alarm was tripped from within Amalfi’s restaurant. ASM will receive the bill from CSG, however, it will be forwarded to Geosam for payment.
8. Additional Fire Alarm Incident: During the digging of the pool for the Spa, wires were cut thus tripping the fire alarm. This bill will also be forwarded to Geosam for payment.
9. Thom Keeney:

1. Status of Pool Membership: No update at this time.

1. Flo Riggie:

1. Letters of Violation: The sending of letters to offending residents has been tabled for now.

2. Attachment of Rules and Regulations to Rental Agreements: Attachment and acknowledgement of Rules and Regulations to rental agreements has been tabled for now.

1. Skip Brannan:

1. Parking Notice: Although Skip was not in attendance, he expressed via email that the parking notices stating parking rules and regulations were delivered via physical delivery and email to all owners and renters. He also noted that although he asked for an acknowledgement from all that received the notice he only received 13 responses out of 130 or so mailings.

1. Nancy Graves:

1. Report on Depositions: Richard and Nancy attended the deposition hearings on Wednesday February 24, 2016. Hearings went well. Scott Kiernan requested that as many Board members as possible attend the mediation on March 9, 2016.

2. Amendment of ninety one (91) Day Lease Requirement: This has been tabled until further research can be done.

1. Atlantic Shores Management Comments:

Meeting adjourned at 3:30 PM

The next monthly Board Meeting will be held at 1:00 PM on March 24, 2016.

Respectfully submitted,

Flo Riggie

Secretary