

Tuscany Square 1 Condominium Association, Inc.
Board of Directors Meeting Minutes

Date: May 5, 2016

Place: 424 Luna Bella Ln, Unit #313

Time: 6:00 PM

- I. Meeting was called to order at 6:05 by Lloyd Morris, President of the Board.

Board Members Present: Lloyd Morris, Richard Mistarz, Thom Keeney, Nancy Graves.

Absent: Flo Riggie

Present from Atlantic Shores Management: Mark Roskamp

Owners Present: Mark Umbenhen (Unit 417), Margaret & Hank Miller (Unit 413), Sharron Sorenson (Unit 428)

Others Present: Skip Brannon, Board Liaison, Steve Joyce, Maintenance Supervisor, Wes Pell, Owner, Ace Enterprises, LLC.

- II. The main purpose of this meeting was to discuss the concrete restoration and painting of our building. The building committee, comprised of Skip Brannon, Nancy Graves and Steve Joyce spent several months meeting with various contractors, walking them around the property and reviewing bids. The committee recommended Ace Enterprises, LLC be hired for the project. Lloyd introduced the owner of Ace Enterprises, LLC Wes Pell and he proceeded to discuss his bid, line by line. Wes answered questions from Board members and guests.

The Board agreed to use Sherwin Williams products Sherwin Williams warranty is 7 years and Ace Enterprises gives a 5 year warranty.

We agreed to give us a 3% discount for timely monthly payments.

Power washing and stucco marking will begin on 5/16/2016. Painting will begin on 6/10/2016. Skip will send notices to all unit owners so they can clear their balconies.

III. Richard discussed the Easement agreement.

On May 3, 2016 a meeting was held in unit 318 between James Stowers, Nancy Graves and Richard Mistarz to review some objections to the proposed Vehicle Parking Easement prior to having it signed. Following are the results:

The request to change the reference from Limited Common Element Parking Spaces to Common Element Parking Spaces was acknowledged. The wording was changed in the agreement to coincide with our documents.

Richard's objections to the Easement Agreement's prohibition of TSQ1 residents from parking on tract "T", Luna Bella Lane, (from 228.59' south of the clock tower to 295.93' north of the tower) was rejected by James Stowers/Geosam.

Also rejected was the request to delete Geosam's right to permanently relocate our assigned parking spaces without our permission.

That the proposed tax computation be corrected. It should not be based on the "Tract G" bill.

When James Stowers was asked how the balance of the parking lot was being assigned, he stated. "I am not following how that is relevant to the current discussion."

On May 4, 2016, trips to City Hall, the Building Dept. and Tax Assessor's office by Nancy Graves and Richard Mistarz verified that tract "G" consisted of all the land under the Swim Club, Tiki Bar, the parking lot and the "Park" north of TSQ1. The tax bill cited by James Stowers of \$9508 was based on a taxable value of \$243,782 plus \$4128 of Non-Ad Velorem Assessments that do not apply to the parking lot. The taxable value of the parking lot is only \$15,814.

Lloyd announced the Board decision to accept the proposal stands.

- IV. Thom Keeney advised that pool negotiations were ongoing.
- V. Steve reported that the price of doors for the roof were \$76.25 + tax, free shipping and free installation.
- VI. Nancy Graves made a motion to approve bid of \$529,000.00 from Ace Enterprises, LLC. The motion was adopted unanimously after discussion.

Meeting adjourned.

Respectfully Submitted,
Nancy Graves, in Flo Riggie absence