**TUSCANY SQUARE I CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**October 27th 2016**

**MINUTES**

The Board of Directors (“Board”) of Tuscany Square I Condominium Association held a duly called Board Meeting on October 27th 2016; at Cross Creek Community Church, New Smyrna Beach, FL, at 6:00 pm.

Board members present were as follows: Absent were as follows:

Nancy Graves (President) James Stowers (Director)

Richard Mistarz (Vice President) Lloyd Morris (Director)

Flo Riggie (Secretary)

Thom Keeney (Treasurer)

Other:

Steve Joyce (Maintenance Supervisor)

Skip Brannan (Board Liaison)

Also present was Amber Ucci of Leland Management, representing the Management Company.

**Quorum:**

* Quorum was established with four (4) Board Members in attendance.
* Notice was posted 48hrs in advance
* The meeting was called to order @ 6:00PM

**Review and Approval of Prior Meeting Minutes –** September 22nd 2016:

* The Board would like changes made to the meeting minutes under “Discuss inadequate fire panel”
* *Nancy made a motion to approve the minutes from the September 22nd meeting with the proposed changes; Thom seconded the motion which passed unanimously by the Board.*

**Treasurer’s Report**:

* Financial Report
	+ Lisa Weathers is working on the current financial report.
* Construction Financials
	+ Thom provided an update on current construction issues. Thom made a motion to approve payment for 27hrs. with a total amount of $330 for payment to Steve Joyce, Flo seconded the motion: which passed unanimously among the Board.

**Committee Reports:**

* Construction: Steve Joyce
* Steve provided an update on the roof, towing, door painting, and door repair
* Landscape: Skip Brannan
	+ $840 has been spent since August
	+ Landscape Committee will be meeting on 10/31 @ 3PM
* Lease/Purchase: Flo Riggie
	+ 423 - Purchased
	+ 410 – There is still no information
* Town Center: James Stowers – N/A
* ARC: Richard Mistarz
* 227 – Carpet to Tile - Approved

**Unfinished Business:**

* Building Improvements
* *Nancy made a motion to approve ACE Proposal without the roof seal, Thom seconded the motion; which passed unanimously among the Board*
* *Nancy made a motion to approve the roof repairs at $19,500 from the 10/24/2016 estimate, Thom seconded the motion; which passed unanimously by the Board*
* Nancy used her discretionary funds to purchase lights for the entire community
* Elevator Floors
* In-Progress
* Buildings #5 and #6 In-Progress
* Amalfi’s Dumpster
* The pad under the dumpster will be pressure washed

**New Business:**

* File Room
	+ Building #6/2nd Floor
* Christmas Decorations
	+ Holiday Party 12/16/2016 from 6PM-9PM
* Exterior Door Painting
	+ Waiting on Attorney Opinion
* Black Printer Ink
	+ *Nancy made a motion to allow Board Members to purchase black printer ink, Thom seconded the motion; which passed unanimously by the Board*
* Garbage Pick Up
	+ Monday, Wednesday, Friday
* Meeting Times
	+ Board Meetings will now be at 1PM
* Building #5: Furniture
	+ In Process of being removed

**Next Meeting Date:**

* November 17th 2016 @ 1PM
* Venetian Bay Clubhouse

**Open Floor for Homeowners:**

* Homeowners asked questions, and all homeowner concerns were addressed accordingly.

There being no further business to be brought before the Board, the meeting was adjourned at 8:23 pm.