NOTICE OF BOARD OF DIRECTORS MEETING

FOR TUSCANY SQUARE 1 CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida’s Condominium Act that the Board of Directors meeting will be held on the following date, time and place.

**Date: Thursday, February 23th, 2017**

**Time: 1:00 PM**

**Place: Venetian Bay Clubhouse**

**63 N. Airport Road,**

**New Smyrna Beach FL**

Minutes

1. **Call to Order-** 1:05pm
	1. **Quorum-** Nancy, Lloyd, Flo, Richard all present. James and Thom absent.
2. **Approval of Minutes: January 26th, 2016 Meeting-** Lloyd moved to approve the minutes from January 26th 2016. Richard seconded the motion. All board members were in favor 4-0 and the motion carried.
3. **Approval of the 2017 Budget-** Richard moved to approve the 2017 budget. Flo seconded the motion. All board members were in favor 4-0 and the motion carried.
4. **Treasure’s Report:**
	1. **Financial Report-** Mark updated on financials
	2. **Construction Financials –** Nancy moved to approve Steves payment for 31 hours. Richard seconded the motion. All board members in favor 4-0 and the motion carried.
5. **Committee Reports:**
	1. **Construction –** Steve updated on phase 1 and the punch list walk through.
	2. **Landscape –** Nancy moved to approve Lindleys proposal for landscaping upgrades not to exceed $5,500. Richard seconded the motion. Nancy, Richard and Lloyd voted in favor of the motion Flo opposed 3-1 and the motion carried.
	3. **Lease/Purchase –** Flo updated on move in/out on units 235, 424, and 231. She also corrected units 214 and 229 from last month.
	4. **Town Center –** Showcasing event on 3/9 from 6-8pm.
	5. **Architectural Review –** No updates.
6. **Unfinished Business:**
	1. **Update Phase 3 - Construction Project -**Skip updated on the progress of stage 3.
	2. **Spring Party –** Marge Updated on the spring party being scheduled for 3/25/17 at 6pm. Nancy moves to approve Skip to purchase a gas grill for association use. Lloyd seconded the motion. All board members were in favor 4-0 and the motion carried.
	3. **Security cameras –** Skip updated on the purchase and delivery of the new cameras. Installation pending.
	4. **Gate upgrade –** No update
	5. **Landscape - restoration and maintenance-** Discussion was had on hiring a maintenance company
	6. **File room update –** Nancy updated on the file room project.
	7. **Lawsuit update –** Nancy moved to accept the settlement offer of $25,000 with Jerry Johnson. Richard seconded the motion. All board members were in favor 4-0 and the motion carried.
	8. **Window cleaning est-** Mark to get second estimate
	9. **Annual Meeting information-** The annual meeting is scheduled for 4/27/17 at 6pm in the Clubhouses main meeting room.
	10. Richard moved to correct the title for “section 4. COMMON ELEMENTS in the rules and regulations, to the following:

4. COMMOM ELEMENTS AND LIMITED COMMON ELEMENTS. (This section already refers to restrictions on both Common and Limited Common elements.) Also to add: “*No sign or banner may be displayed from a balcony or residential window*. Nancy seconded the motion. All board members were in favor 4-0 and the motion carried.

1. **New Business:** Discussion was had on slip and fall areas in the community. Steve to research and make any repairs that are needed.
2. **Owner Comments:** Owners had questions pertaining to signs, tree work, issues with the restaurant, lighting issues, screens, and the bulk cable agreement.
3. **Closed Session:**
	1. **Past Due Accounts**
4. **Adjourn-** Nancy moved to adjourn at 3:26pm. All in favor.