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, March 23, 2017**

**Time: 1:00 PM**

**Place: Venetian Bay Clubhouse**

**63 N. Airport Road,**

**New Smyrna Beach FL**

Minutes

1. **Call to Order- Nancy** called the meeting to order at 1:06pm
	1. **Proof Of Notice**- Notice was posted at all elevators 48 hours prior to the meeting.
	2. **Quorum-** Thom, Nancy, Richard, James, Lloyd all present. Flo excused absence
	3. **Owners present-** Mike and Pat Hatzel unit 431, Marge Miller unit 413, Skip Brannan unit 310, Steve Joyce Maintenance, George Armoyan unit 214. Also present was Mark Michalek from Leland Management.
2. **Approval of Minutes: February 23, 2017 Meeting-** Thom moved to approve the minutes from the February 23rd 2017 Board of Directors Meeting. Richard seconded the motion. All board members were in favor 5-0 and the motion carried.
3. **Treasure’s Report:**
	1. **Financial Report-** Mark updated on the current financials and the accountant change over from Lisa to Damali.
	2. **Construction Financials –** Thom updated on current financials. Thom moved to approve Steve Joyce’s payment of 25.5 hours for construction co-ordination. Richard seconded the motion. All board members were in favor 5-0 and the motion carried.
4. **Committee Reports:**
	1. **Construction –** Steve updated on finishing stage 1building repairs and repainting and the start of stage 3 grinding of walkways.
	2. **Landscape –** Skip updated on Congers Tree service completing the tree trimming and the schedule for Lindleys upgrades.
	3. **Lease/Purchase –** Richard updated on the changes for units 214 purchase, 229 purchase and lease, 330 purchase, and 216 a purchase.
	4. **Architectural Review –** Richard updated on requests submitted by unit 332 for replacement of front door lock and the issue with exterior lighting on Amalfi’s.
5. **Unfinished Business:**
	1. **Landscape maintenance & pest control -**Nancy updated on Lindleys updated invoice for the landscaping upgrades. Nancy moved to approve Pride Landscape for landscaping services for 1 month at a rate of $435. Richard seconded the motion. All board members were in favor 5-0 and the motion carried. Nancy moved to approve Mike’s Pest Control for horticultural services at a rate of $250 per service. Lloyd seconded the motion. All board members were in favor 5-0 and the motion carried.
	2. **Gate upgrade** – James moved to approve the quote from Advanced Access Solutions for the gate upgrades subject to getting an estimate on replacing the underground wire. Thom seconded the motion. All board members were in favor 5-0 and the motion carried.
	3. **Lawsuit update –** Nancy updated on the settlement from Jerry Johnson for $30,000.
	4. **Additional cameras -**Skip updated on the installation of the new cameras and dvrs.
	5. **File room update –** Nancy updated on the completion of file room.
	6. **Annual Mtg information –** Mark updated on the process and the mailing notices for the annual meeting.
	7. **Garage Door locks** – Richard moved to rekey all garage door locks and provide 1 key to the owner and the other to the association. Nancy seconded the motion. All board members were in favor 5-0 and the motion carried.
	8. **Spring Cookout-** Nancy updated on the date of the spring cook out being 4/1 at 6pm in the grill area.
6. **New Business:**
	1. **Bulk cable –** Discussion was had on the commercial units not receiving discounts from Spectrum and payments made to the association. James moved to have Richard removed from the board due to misconduct toward James immediately. Mark mentioned that a board member cannot be removed by anyone but the members of the community. James and Mark to review for clarification. The motion was not seconded.
	2. **TSQ1 policy re large item pick up-** Discussion was had on services provided by Waste Pro and which days’ services are being completed on. It was determined that a letter needs to be sent to the residents that the regular dumpster service does not pick up items that are not placed in the dumpsters. Items such as furniture require a special pick up service. Contact Steve Joyce.
	3. **Workshop for maintenance-** Discussion was had on possible locations for a garage/ storage room for the maintenance crew to have an office/ storage.
	4. **Preferred Vendor List-** Nancy presented a preferred vendor list.
	5. **Credit Background Checks-**Discussion was had on multiple options for credit and background checks.
7. **Owner Comments Unrelated to Agenda Items:** questions were brought up about the dumpsters, lights, locks, and cable.
8. **Adjourn-** Thom moved to adjourn at 3:43pm.

**Upcoming Board Meetings:**

* 1. **Next Board Meeting: April 20, 2017- 1:00PM Venetian Bay Clubhouse)**