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, April 20, 2017**

**Time: 1:00 PM**

**Place: Venetian Bay Clubhouse**

**63 N. Airport Road,**

**New Smyrna Beach FL**

Minutes

1. **Call to Order-** The meeting was called to order at 1:02pm. Nancy, Richard, Flo, James, and Thom present. Lloyd absent. Also present were Mark Michalek with Leland Management, Skip Brannan, Marge Miller, and Steve Joyce.
2. **Approval of Minutes: March 23, 2017 Meeting-**Thom moved to approve the minutes, Flo seconded the motion. James had 1 correction under bulk cable that needed to be add. All members were in favor and the minutes were approved with the change.
3. **Treasure’s Report:**
	1. **Financial Report-** Mark updated on the current financials.
	2. **Construction Financials – Thom** updated on construction financials and payments. Thom submitted Steve Joyce’s hours for construction management at 42 hours.
4. **Committee Reports:**
	1. **Construction –** Steve updated on the ongoing punch list and garage progress.
	2. **Landscape – Skip** updated on the Lindleys install and pride landscaping services. Discussion was had on irrigation lines Lindleys install at the entrance.
	3. **Lease/Purchase –** Unit 216 rental approved, unit 234 rental approved, Unit 422 purchase approved, Unit 218 purchase approved, Unit 224 rental approved.
	4. **Town Center –** No update
	5. **Architectural Review –** No request. Richard discussed violations issued to commercial units.
5. **Unfinished Business:**
	1. **Landscape maintenance & pest control-** covered under landscaping update
	2. **Gate upgrade –** parts are ordered and project should begin in May.
	3. **Lawsuit update –** Nancy updated on the financials and were the money was deposited
	4. **Additional cameras –** Skip updated on progress.
	5. **Annual Mtg information –** no update
	6. **Garage Door locks –** Skip updated on the pending work. Nancy moved to approve reimbursement to Marge Miller in the amount of $679.00 for repairs made to the garage door. Thom seconded the motion. All board members were in favor and the motion carried.
	7. **Bulk cable for commercial units –** Discussion was had on bulk cable agreement.
	8. **Spring cookout report –** Marge updated on experience and extra food left over. Next event 5/27
		1. Nancy moved to approve $100 bonus for Matt. Flo seconded the motion. Discussion was had on issues and all board members opposed and the motion did not carry.
6. **New Business:**

 **a. Becker & Poliakoff –** Nancy updated on services provided by Becker & Poliakoff.

 **b. Motion to approve bid for audit -**James moved to approve Joe Michalak CPA for the 2016 audit. Thom seconded the motion. All board members were in favor and the motion carried.

 James moved to approve Reserve Advisors for both the reserve study and the insurance appraisal. Thom seconded the motion. All board members were in favor and the motion carried.

 **c. Motion to resolve dumpster fees paid from TSQ1funds –** Richard moved to demand payment from Geosam in the amount of $8,186 plus interesting for dumpster bills that were paid by the association. Flo seconded the motion. Richard and Flo voted in favor, Nancy, Thom, and James opposed and the motion did not carry.

 **d. Motion to resolve possible compensation for common area behind Spa –** Richard moved to demand compensation from Geosam for common area that was used behind the spa. Flo seconded the motion. Discussion was had and motion was postponed until discussion could be had with Geosam owner.

1. **Owner Comments Unrelated to Agenda Items (3 minutes per owner):** Issues brought up with the restaurant, dumpsters, and parking.
2. **Closed Session:**
	1. **Past Due Accounts**
3. **Adjourn- The meeting was adjourned at 3:05pm**