NOTICE OF BOARD OF DIRECTORS MEETING

FOR TUSCANY SQUARE 1 CONDOMINIUM ASSOCIATION, INC.

**Date: Thursday, June 29, 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 1:03pm
2. Quorum- James, Nancy, Thom, Richard, George and Marge were all present, Flo was absent. Also in attendance were Mark Michalek, Steve Joyce, and Skip Brannan.
3. Approval of Minutes: May 25, 2017- Thom moved to approve the minutes from the May 25th 2017 board of directors meeting. Marge seconded the motion, Thom, Nancy, Marge, Richard, James and voted to approve the minutes and George abstained as he was not present at the May 25th meeting.
4. Treasure’s Report:
	1. Financial Report- Mark updated on the current financials.
	2. Construction Financials – Thom updated on the current remaining balance of $90,716.90.
5. Committee Reports:
	1. Construction – Steve updated on the remaining work and punch list.
	2. Guest: Wes Pell/Ace Enterprises – Wes updated on the completion of the project.
	3. Landscape – The landscape committee has walked the property and gave an update on future projects.
	4. Lease/Purchase – An updated on the approval of Unit 222 lease.
	5. Town Center – James updated on towner center progress and plan. An issue was brought up in regards to the town center allowing sandwich boards.
	6. Architectural Review – Discussion was had on balcony screening.
	7. Social Committee – No update
	8. Manager's Report – written report was provided.
6. Unfinished Business:
	1. Landscape - Nancy moved to approve Lindleys proposal for $754.55 for remaining landscaping installments. Thom seconded the motion. All board members were in favor and the motion carried.
	2. Garage Door locks – Discussion was had on the remaining doors to be rekeyed and the process for which the owners must sign for keys.
	3. Bulk cable for commercial units – Nancy updated on Spectrum issue with providing services to commercial units.
	4. Gate update – Nancy moved to approve Gate Technology System proposal of $13,399.20 for new access control panels for all entry ways. Thom seconded the motion. All board members were in favor and the motion carried.
	5. Telephone Tree – discussion was had on members of the telephone tree for each building.
	6. Parking lot/driveway – Discussion was had on parking lot, Mark to get 3 bids for seal coating.
	7. Elevator pads – Discussion was had on options- Thom and Richard to look into better solutions.
	8. Elevator light diffusers – Nancy moved to approve the purchase of light diffusors in the amount of $540. Thom seconded the motion. All board members were in favor and the motion carried.
	9. Motion to approve bills – Nancy moved to approve Becker and Polikoff invoice in the amount of $2,310 for the election work. Marge seconded the motion. All board members in favor. Mark to discussion invoicing with Becker and Polikoff for more detail. Nancy moved to approve Dorio painting invoice in the amount of $1,600 for the painting of the metal doors. Thom seconded the motion. All board members were in favor and the motion carried. Nancy moved to order 12 T-shirts from Cubco. Marge seconded the motion. All board members were in favor and the motion carried.
7. New Business:

 a. Roll up shades – Discussion was had on balcony shades. George moved to approve the standard set by the ARC committee. Thom seconded the motion. All board members were in favor and the motion carried.

 b. Public Restrooms – Discussion was had on restrooms being open for the public and the logistics of opening and closing.

 d. Reserve Study – Discussion was had on the reserve study. All board members to provide questions and comments to Mark by July 14th for review by Reserve Advisors.

1. Owner Comments Unrelated to Agenda Items (3 minutes per owner):Questions on financing, Steve Joyces job duties, balcony screening, and cleaning of the building.
2. Adjourn- The meeting was adjourned at 4:19pm