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, August 24, 2017**

**Time: 1:00 PM**

**Place: TSQ1 Condominium Unit # 413**

**424 Luna Bella Lane**

**New Smyrna Beach FL**

Minutes

1. **Call to Order-** The meeting was called to order at 1:00pm.
	1. Nancy, Thom, Flo, Marge and Richard all present. Also present was Mark Michalek representing Leland Management.
2. **Approval of Minutes: July 27, 2017**- Thom moved to approve the minutes from the July 27th 2017 board of directors meeting. Marge seconded the motion, all board members were in favor and the motion carried.
3. **Treasure’s Report:**
	1. **Financial Report-** Mark updated on current financials
	2. **Construction Financials –** Thomupdated on remaining balance of $46,426.33.
	3. **Management Report –** Mark updated on written report.
4. **Unfinished Business:**
	1. **Construction update –** discussion was had on remaining punch list.
	2. **Gate update –** discussion was had on new exit button for pedestrian gate.
	3. **Reserve Study update –** Mark updated on final reserve study and changes.
	4. **Audit update –** Nancy updated on process.
	5. **Elevator pads –** discussion on options for pads.
	6. **CSG Sprinkler Inspection/Fire Inspection –** Discussion on csg inspection and shut off value.
	7. **Annual Pest Control –** discussion on pest control services.
	8. **Management of employees –** discussion on work order system
	9. **Reminder to owners regarding rental requirements –** discussion on lease process, volunteers, and parking requirements.
5. **New Business:**
	1. **Termination of Pride Landscape –** Discussion was had on the reasons for prides termination letter.
	2. **Landscape Options** – Richard moves to approve Servello & Son’s proposal for monthly landscape services pending changes to the contract for the removal of right to cure and additional items on services. Thom seconded the motion, all board members were in favor and the motion carried.
	3. **Pool membership options –** Discussion was had on process for approval.
	4. **Steve’s List –** Nancy updated on current task project list for Steve.
	5. **Hole in Driveway –** Richard updated on repairs made to damage in the association driveway.
	6. **Fall cookout –** Marge updated on Fall cookout scheduled for 9/9
	7. **Budget Workshop-** Discussion on budget workshop
	8. **Motion to pay bills** -Nancy moved to pay CSG invoices in the amount of $3,500 for fire inspection, $750 for sprinkler inspection, Globe pest control in the amount of $3,695, Becker and Polikoff invoices in the amount of 6,799.94, and gate control invoice in the amount of $6,699.60. Thom seconded the motion, all board members were in favor and the motion carried.
6. **Owner Comments Unrelated to Agenda Items (3 minutes per owner)-** Discussion was had on pool membership highlighting property values.
7. **Closed Session:**
	1. **Past Due Accounts –** Nancy moved to send any delinquent account move than 90 days to the association attorney for collection actions. Thom seconded the motion, all board members were in favor and the motion carried.
8. **Adjourn-** The meeting was adjourned at 4:35pm.

**Upcoming Board Meetings:**

* 1. **Next Board Meeting: September 28, 2017- Location TBD -**