BOARD OF DIRECTORS MEETING

FOR TUSCANY SQUARE 1 CONDOMINIUM ASSOCIATION, INC.

**Date: Thursday, September 28, 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 1:07pm
	1. **Quorum-** Nancy, Thom, Marge, and Richard were present. Flo was absent. Also in attendance were Mark Michalek from Leland Management, Nancy Brannan, Skip Brannan, pat and Mike Hatzel, Shannon Tolbert, Carmen Vagoe, Mark Unbenhen and Hank Miller.
2. **Approval of Minutes: August 27, 2017-** Thom moved to approve the minutes from 8/27 BOD Meeting. Richard seconded the motion, all board members were in favor and the motion carried.
3. **Treasure’s Report:**
	1. **Financial Report –** Mark updated on the current financials. Nancy moved to close the Bank of America settlement account and transfer all funds in the Alliance Bank operating accounting. Thom seconded the motion. All board members were in favor and the motion carried.
4. **Unfinished Business:**
	1. **Gate update –** Skip updated on changes and updates to the gate. Discussion was had on bathrooms being open/closed.
	2. **Reserve Study/Budget update –** Discussion was had on reserve study and the budget.
	3. **Audit update –** discussion on audit and processes.
	4. **Elevator pads –** Discussion was had on different surfaces for replacement.
	5. **Parking issues –** Skip updated on parking issues being resolved, discussion was had on signs.
	6. **Landscape –** Richard updated on services from Servello. Richard moved to approve their bid to remove and replace the ligustrum near the exit gate in the amount of $820.00. Thom seconded the motion, all board members were in favor and the motion carried.
	7. **Pool Membership –** Discussion was had on letter to homeowners and process.
5. **New Business:**
	1. **Hurricane damage –** Nancy updated on damage from Irma.
	2. **Steve’s List –** Nancy updated on progress from Steves list.
	3. **Management Report –** No update.
	4. **Fall cookout –** Date for event is 10/7/17
	5. **Future Board Mtg locations –** discussion on new meeting location for future meetings.
	6. **Motion to pay bills –** Nancy moved to approve the following CSG invoice for repairs $1,164, CSG invoice for repairs $1,341, CSG invoice for inspection $2,254.61, Kone invoice for repairs $657.16, Becker and Polikoff invoice for services $770,00, and Gate Access Control for devices $268.85. Thom seconded the motion. All board members were in favor and the motion carried.
6. **Owner Comments-** Discussion on doors, elevators, cable, and cleaning of buildings.

**:**

1. **Closed Session:**
	1. **Past Due Accounts –** Nancy moves to suspend the voting rights of all unit owners who are more than 90 days in arrears, specifically Geosam Capital US (Venetian Bay) LP, owner of Suites 111,112,113,118,119,120,121,122,123,124,125,126,127,128,129,130,131,133 and 134. Thom seconded the motion. All board members were in favor and the motion carried.
2. **Adjourn-** The meeting was adjourned at 3:12pm.

**Upcoming Board Meetings:**

* 1. **Next Board Meeting: October 26, 2017- Location TBD**