Tuscany Square I Condominium Association, Inc.

Board of Directors Meeting

Minutes (Unapproved)

Date: March 27, 2014

Place: Venetian Bay Golf Clubhouse

Time: 1:00 pm

Meeting called to order at 1:10 pm by Frances Lipscomb, President of the Board.

**Board Members Present:** Frances Lipscomb, President, Richard Mistarz, Vice President,

Ken Kopecky, Secretary, Lloyd Morris, Treasurer, and Skip Brannan, Director

**VIA Telephone Conference:** David Shahinian, Director

**Present from Atlantic Shores Management:** Mark Roskamp and Sheila Watson.

**Owners Present: Unit 228 – Anita Schlueter**

1. Motion to approve the Minutes from February 27, 2014 by Richard Mistarz, 2nd by Skip Brannan, unanimously approved.
2. Financial report was given by Mark Roskamp. Motion to approve the financials by Ken Kopecky, 2nd by Richard Mistarz, unanimously approved. The Board discussed withdrawing all deposits from Florida Capital Bank, which is no longer located in the Daytona area. Frances Lipscomb made a motion to retain TSQ1’s deposit account at Florida Capital and requested that ASM gather information about interest rates at alternative local banks, 2nd by Lloyd Morris, unanimously approved.

**Old Business:**

1. Motion to include in KWA’s contract the additional work: “Field investigation, report and cost estimate for mechanical, electrical, plumbing and fire protection systems in first floor commercial spaces and HOA common elements.” The estimated cost of the proposed work is $9,300.00. The Board discussed budgeting issues regarding the contract and determined that TSQ1 had sufficient funds to pay for all estimated KWA costs.
2. Move to shift “Owner Comments” on the Agenda from the end of the meeting to the beginning of the meeting so their concerns may be addressed first.
3. Move to reimburse owner of unit 318 the sum of $100.00 for payment to Indian River Glass for the removal of two defective window panes and the installation of two replacement sashes.
4. Lloyd Morris made a motion to accept all three motions, 2nd by Skip Brannan, unanimously approved.

Statement for the Record:

1. Resident drop box (white) installed near the vehicle exit gate. It is attached to the wall at the entrance to stairwell 12 in building 6.
2. Dehumidifier purchased for unit 431.

1. Board Members Comments:
2. Richard Mistarz:
3. Parking is still an issue. Ken Kopecky proposed that TSQ1 identify parking spaces for commercial vehicles during the hours of 8:00 AM to 4:00 PM. Frances Lipscomb requested that Richard Mistarz, Ken Kopecky and Skip Brannan provide a detailed analysis of alternative parking locations in the outer driveway circle for commercial vehicles. In the meantime Steve will paint yellow lines on the curbs to inform everyone about the areas where parking is strictly prohibited. Vehicles parked in these locations are likely to be towed at the owner’s expense.
4. TSQ1 will switch the gate company to Advanced Solutions when the contract with AAA Fence expires. The owner of Advanced Solutions is the technician who had previously worked on TSQ1’s gates and has a good working knowledge of the system.
5. Ken Kopecky: 1. Rob is leaving to go on a mission in China. His replacement is Eli. 2. The maintenance staff has begun painting the exterior of all doors. 3. TSQ1 needs a lawnmower. The board approved $250.00 towards the purchase. 4. Ken Kopecky discussed the scope of interior maintenance at TSQ1. There are 48 stories of stairwells, 13,000 sq feet of hallways, and 30 elevator doors. The maintenance staff also does all exterior maintenance including landscaping and pressure washing the garage doors and roofs.
6. TSQ1 is replacing Extreme Recovery as the towing contractor. A contract with Bishop’s Towing was distributed and signed by all board members. An official copy will be provided to ASM in the near future, at which time the No Parking signs from Extreme Recovery will be replaced with signs indicating that Bishop’s Towing is the new towing contractor.
7. David Shahinian spoke via telephone. 1. On March 12, Judge William Parson recused himself from the lawsuit and will be replaced by Judge Robert Rouse. 2. TSQ1 needs to find an alternative storage location for its maintenance equipment and should discuss this matter with Steve Costa.
8. Lloyd Morris stated that the lakefront railings are dirty and should be pressure washed. David Shahinian will discuss this maintenance task with Geosam.

**NEW BUSINESS:**

1. Steve Joyce believes that the maintenance staff could seal the driveway. While the Board may discuss this project further with Steve Joyce, Ken Kopecky noted that sealcoating would divert manpower away from the general maintenance of TSQ1.

The next meeting will be held on April 24, 2014 at 1:00 PM.

Motion to adjourn by Richard Mistarz, 2nd by Ken Kopecky, unanimously approved.

Meeting adjourned at 3:25 p.m.

Respectfully submitted,

Mark Roskamp