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, December 7, 2017**

**Time: 1:00 PM**

**Place: Unit 413**

**424 Luna Bella Lane**

**New Smyrna Beach FL**

**Minutes**

1. **Call to Order-** The meeting was called to order at 1:01pm
	1. **Quorum-**  Nancy Graves, Nancy Brannan, Richard Mistarz, Marge Miller, Thom Keeney, Mike Hatzel and Flo Riggie all present. Also present was Mark Michalek(Leland Management), Skip Brannan (hoa liaison) Jeff Lipscomb unit 227 and Michael Setaro unit 426.
2. **Approval of Minutes: October 26, 2017-** Thom moves to approve the minutes from October 26th Board of directors meeting, Nancy Brannan seconds the motion. All board members were in favor.
3. **Treasure’s Report:**
	1. **Financial Report –** Mark updated on current financials.
4. **Unfinished Business:**
	1. **Elevator Pads –**Discussion was had on the project and options to consider were presented. Marge moves to table until 2018 and move forward with repainting. Thom seconded the motion. Nancy G, Nancy B., Thom, Flo, Marge and Mike were all in favor. Richard was opposed. Motion carried.
	2. **Holiday Party –** Marge updated on holiday party set for 12/30
	3. **Landscape –** Richard updated on issues with weeding and general issues with service.
	4. **Roof leak-**  Nancy updated on open roof leaking issues.
5. **New Business:**
	1. **Annual Meeting –** Meeting is scheduled for March 15th at halfway at 1pm.
	2. **Motion to pay bills –** Nancy updated on issues with Lelands mistake on Becker and Polikoff invoices and past due balances.
	3. **Temporary Parking Permit –** Nancy B. moves to remove all temporary parking permits. Marge seconded the motion. All board members were in favor and the motion carried.
	4. **Christmas Bonus – Steve & Matt**- Thom moves to approve bonuses of $400 for Steve, $200 for Matt and $150 for Skip. Marge seconded the motion. All board members were in favor and the motion carried. Thom moves to increase Steve, Matt and Skips wages by 3% for 2018. Nancy G., Thom, Richard, Marge, Flo and Mike were all in favor. Nancy Brannan abstained from voting do to conflict of interest.
6. **Owner Comments-** Questions were brought up in regards to building 5 entrance, elevator entrances, issues with commercial units, parking related issues, and elevator air conditioner inspections.
7. **Past Due Accounts-** Nancy updated on current situation with all past due accounts.
8. **Adjourn-** The meeting was adjourned at 3:25pm