# 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, February 22, 2018

**Time: 1:00 PM**

**Place: Half Wall**

**Hwy 44**

**New Smyrna Beach FL**

Minutes

1. **Call to Order-** The meeting was called to order at 12:57pm. Nancy G, Nancy B, Thom, Richard, Marge, and Mike were all present. Also present was Mark Michalek from Leland management. Flo and Joe Riggie unit 225, Bob and Jimmi Duckworth unit 324, Mark unit 417, and Pat Hatzel unit 431.
2. **Approval of Minutes: January 25, 2018-** Thom moved to approve the minutes from the January 25th Board of Directors meeting. Nancy B seconded the motion. All board members were in favor and the motion carried.

## Treasure’s Report:

* 1. **Financial Report –** Mark updated on current financials, Thom moves to open additional ICS account with alliance and move $85,000 from the operating account to remain under the FDIC limits. Mike seconded the motion. All board members were in favor and the motion carried.

## Unfinished Business:

* 1. **Landscape** – Richard updated on services and additional landscaping improvements. Richard moved to approve Servello bid for $2,482 for landscaping upgrades. Mike seconded the motion, all board members were in favor and the motion carried.
	2. Vent in Bldg 5 – Mike updated on the vent installation and outstanding work that still needs to be completed.
	3. **Pool membership –** Discussion was had on transition of the pool membership to the master association.
	4. **Annual Meeting-** The annual meeting will be held on 4/26 at 6pm at Half Wall.
	5. **Spring Fling –** Will be held on 4/14.
	6. **Status of Reserve Study pertaining to Kone Elevators –** discussion was had on reserve study, Richard moves to review elevator reserves prior to next year’s budget. Thom seconded the motion, all board members were in favor and the motion carried.
	7. **Net recovery of 558 –** Nancy updated the board on figures that were able to be distinguished as net recovery.

## New Business:

* 1. **Plumbing issue –** Nancy updated on the issue with plumbing in unit 220. Discussion was had on repairs that were completed.
	2. **Fl Legislature update –** Discussion was had on updating the FAQ sheet.
	3. **Motion to pay bills-** Nancy moves to approve Becker &Polikoff invoices for $3,025 and $168.50 for legal work completed on Geosam issue. Thom seconded the motion, all board members were in favor and the motion carried.
1. **Owner Comments –** Questions were asked in regards to lease purchases, bylaws, lease requirements, landscape questions, buildings being cleaned, parking, dumpsters and annual reviews.

## :

1. **Closed Session:**
	1. **Past Due Accounts –** Nancy updated on current delinquency status.
2. **Adjourn**- Mike moves to adjourn at 3:09pm. Nancy B seconded the motion. All board members were in favor and the meeting was adjourned at 3:09pm.