NOTICE OF BOARD OF DIRECTORS MEETING

FOR TUSCANY SQUARE 1 CONDOMINIUM ASSOCIATION, INC.

**Date: Thursday, January 25, 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 1:01pm. Nancy G, Nancy B, Thom, Richard, Marge were present Mike was present via phone. Also present was Mark Michalek with Leland Management.
2. **Approval of Minutes: December 7, 2017**- Thom moved to approve the minutes from the 12-7-17 board of directors meeting and the 1-12-18 closed board meeting. Nancy B 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. **Status of comments from Reserve Study regarding elevator cost calculations-** Discussion was had on the reserve amount for elevators.
	3. **Correction to end of year aging report –** Discussion was had on accounting practices.
	4. **Net amount of 558 recovery –** discussion was had on total net amount of the 558 funds.
4. **Unfinished Business:**
	1. **Landscape –** Discussion was had on issues with current landscaping vendor. Richard and Nancy B are to talk with Servello about maintaining additional areas.
	2. **Vent in Bldg 5 –** Discussion was had on the hallways and doors. Thom moved to approve Pinski Mechanical qoute to install a vent in the hallway of building 4 in the amount of $1,155.00. Nancy B seconded the motion. All board members were in favor and the motion carried.
	3. **Motion to reopen discussion on elevator pads –** discussion was had on options for elevator pads.
5. **New Business:**
	1. **Correct number of Board members –** Nancy updated the board on clarification from association counsel on the current number of board members.
	2. **Responsibility of pipes in the walls –** Nancy updated the board on issues with plumbing back ups and the need to communicate to all homeowners to prevent the issues from reoccurring.
	3. **Schedule for 2018 – window washing, driveway resurfacing –** discussion was had on current maintenance list.
	4. **Spring Social –** will be on 4/14.
	5. **Flo Riggie resignation, appoint Sec’y – Motion to appoint Sec-** Nancy G moved to appoint Nancy B as the association secretary. Thom seconded the motion. All board members were in favor and the motion carried.
	6. **Motion to pay bills-** Nancy G. moved to approve payment of invoices for Knoe maintenance contract $11,352.96, CSG sprinkler repair invoices $1,459.05, Becker and Polikoff invoice for legal work $12,428.98. Nancy B. seconded the motion. All board members were in favor.
6. **Owner Comments (3 minutes per owner)-** Question were asked in regards to Geosam issues, website questions and landscaping.

**:**

1. **Closed Session:**
	1. **Past Due Accounts –** Discussion was had on current delinquency report.
2. **Adjourn-** Thom moved to adjourn at 3:26pm. Nancy B seconded all board members were in favor and the meeting was adjourned.