NOTICE OF BOARD OF DIRECTORS MEETING

FOR TUSCANY SQUARE 1 CONDOMINIUM ASSOCIATION, INC.

**Date: Thursday, May 24, 2018**

**Time: 1:00 PM**

**Place: Garage, unit 413**

**Minutes**

1. **Call to Order-** The meeting was called to order at 1:04pm. Nancy B, Thom, Nancy G., Mike, Hailey, Marge and Richard were all present. Also present were Skip Brannan and Mark Michalek from Leland Management.
2. **Owner Comments on Agenda Items-** No comments from the owners.
3. **Approval of Minutes**
	1. **March 22, 2018**
	2. **May 1, 2018 (Special Meeting)-** Nancy B moves to approve the minutes from both the March 22nd and May 1st board of director’s meetings. Thom seconded the motion and all board members were in favor and the motion carried.
4. **Treasure’s Report:**
	1. **Financial Report –** Mark updated on current financials and audit. Thom moved to amend the January 25th board of directors minutes to reflect the change in money transferred from operating to reserves to reflect the new total of $244,300 and the remaining $55,700 due to reserves from operating per the audit. Nancy B. seconded the motion and all board members were in favor and the motion carried.
	2. **Review of monthly report –** Thom updated on settlement accounts and practices used during the settlement.
5. **Unfinished Business:**
	1. **Motion to ratify new bid for window Cleaning-**Thom moves to accept the new proposal for window cleaning to include the interior windows. Nancy B seconded the motion and all board members were in favor and the motion carried.
	2. **Driveway resealing communication –** Mike updated on new project dates and changes due to weather**.**
	3. **Landscape/tree trimming –** Richard updated on tree trimming project, trees that were missed and Servello payments.
	4. **Vent in Bldg 5 –** Mike updated on issues with the vent project and permitting.
	5. **Pool update –** Nancy updated on the pool being taken over by the golf course.
	6. **Spring Fling –** Marge updated on date for Spring fling being June 9th.
6. **New Business:**
	1. **Mission statement –** Discussion was had on the need for establishing a mission statement.
	2. **Official records to put on website –** discussion was had on updating the website with required documents.
	3. **Restroom Committee-** Discussion was had on process for rental use of the restrooms.
	4. **Interest rate options for reserve funds –** Thom discussed options for investing reserve funds.
	5. **Restitution for 2017 pool fees –** discussing was had on options for asking for a refund.
	6. **Motion to accept Insurance renewal proposal –** Thom moved to approve the insurance renewal in the amount of $42,478.20 with Brown and Brown. Nancy B seconded the motion and all board members were in favor and the motion carried.
	7. **Motion to recommend replacement of weathered front door hardware –** Discussion was had on notification to all residents regarding the approved replacements.
	8. **Motion to pay bills –** Nancy G moved to approve Becker invoice of $6,1581.50 for lawsuit review and annual meeting items. Nancy B seconded the motion and all board members were in favor and the motion carried.
7. **Closed Session:**
	1. **Past Due Accounts –** Discussion was had on open collection items.
8. **Adjourn-** Thom moved to adjourn the meeting at 3:42pm. Nancy B seconded the motion and the meeting was adjourned at 3:42pm.