NOTICE OF BOARD OF DIRECTORS MEETING

FOR TUSCANY SQUARE 1 CONDOMINIUM ASSOCIATION, INC.

**Date: Thursday, September 27, 2018**

**Time: 1:00 PM**

**Place: Florida Community Bank, 4777 Clyde Morris Blvd., Port Orange, FL 32129**

**ARC COMMITTEE MEETING MINUTES**

1. **Call to Order**- Meeting was called to order at 1:01pm. Richard, Nancy B and Skip. Haley and Steve were absent.
2. **Discuss current property modification requests-** Discussion on past meeting issue with the spa door water intrusion and waiting to
3. **Adjourn-** Richard moved to adjourn the meeting at 1:09pm

**Minutes**

1. **Call to Order**- The meeting was called to order at 1:10pm. Nancy G, Nancy B, Thom, Marge, Richard, Mike all present. Hailey absent. Also present were Mark Michalek with Leland Management, Skip Brannan (310), Bob and Jimmie Duckworth (324), Marc Umbenhen (417),
2. **Owner Comments on Agenda Items**- Cleaning of the building, questions on financing options with purchasing, rules and regulations being enforced.
3. **Approval of Minutes for August 30, 2018**- Thom moves to approve, Mike seconds. All in favor.
4. **Treasure’s Report:**
	1. **Financial Report** – Mark updated on current financials through 8-31.
	2. **Review of monthly report** – Thom updated on balance sheet. Thom moves to remove account 1130 in the amount of $25.25 prior management reserves from the balance. Nancy B seconds the motion. All board members were in favor. Thom reviewed financial health and membership conversation.
5. **Town Center Update** – No update at this time.
6. Unfinished Business:
	1. **Restroom policy** – Nancy G reviewed the current situation with the restrooms and allowing Geosam to handle all community events.
	2. **Commercial keys –** Nancy G reviewed Rule 24 that was adopted in 2016. Chris Roy to be the contact for access to the key box.
	3. **Fall social –** Marge reviewed the date change to 10-20.
	4. **Landscaping-** Nancy G updated on new company. Mike and Marge to co-chair the landscaping committee. Discussion on current services being subpar in the beginning.
	5. **Grouting of hall tiles –** Nancy updated on Steve completing the grouting through buildings 2 thru 6. Discussion on the color of the grout and the type used between the wall and the titles. Mike to talk with Steve into regards the correct materials being used.
	6. **New elevator A/C units –** Skip updated on the new A/C in buildings 2 and 3 being purchased on 9/1 and installed on 9/4, and issues with blowing the circuits.
7. **New Business:**
	1. **Dog restrictions –** Nancy updated on complaints in regards to oversized dogs and reviewed the pet rules and policy.
	2. **Elevator Emergency Monitoring-**  Discussion on issue with emergency monitoring system in the elevators.
	3. **New procedures- timekeeping, calendar, violation letters –** Nancy B and Nancy G to meet with Steve to develop future projects calendar. Nancy B to review timesheet and expense reports on Steve and Matt.
	4. **Motion to pay bills –** Nancy G moves to approve Becker bill in the amount of $3263.75. Mike seconds. All board members were in favor and the motion carried.
8. **Closed Session:**
	1. **Past Due Accounts –** Nancy G updated on current delinquencies.
	2. **Geosam lawsuit-** Nancy G updated on ongoing lawsuit.
9. **Adjourn-** Thom moves to adjourn the meeting. 2:42pm.