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, June 28, 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-** 1:00pm
2. **Discuss current property modification requests-** Unit 122 bicycle rack request- Richard moved to deny request and recommend adding the bike rack to the park area. Nancy B seconded the motion. All committee members were in favor.
3. **Adjourn-** The meeting was adjourned at 1:04pm.

**Meeting Minutes**

1. **Call to Order-** The meeting was called to order at 1:05pm. Nancy G, Marge, Mike, Thom, Richard and Nancy B were present. Haley was absent. Also present was Mark Michalek from Leland Management.
2. **Owner Comments on Agenda Items-** Question was asked in regards to restricting ownership of investors.
3. **Approval of Minutes:**
	1. **May 24, 2018-** Marge moved to approve the minutes from 5-25 Board of Directors meeting. Tom seconded the motion. All board members were in favor and the motion carried.
	2. **June 11, 2018 Special Meeting-** Mike moved approve the minutes from 6-11 Special Board of Directors meeting. Nancy B seconded the motion. All board members were in favor and the motion carried.
4. **Treasure’s Report:**
	1. **Financial Report –** Mark updated on current financials.
	2. **Review of monthly report –** Thom moved to approve the transferring of $250,359.80 from Regions Bank to Valley Nation Bank in the form of a CD. Mike seconds the motion, All board members were in favor and the motion carried.
5. **Town Center Update –** No update at this time.
6. **Unfinished Business:**
	1. **Driveway project –** Mike update don scheduled date for 7-9 through 7-12
	2. **Landscape/tree trimming –** Discussion was had on current contract. Nancy B moves to not renew contract. Mike seconded the motion. All board members were in favor and the motion carried.
	3. **Vent in Bldg 5 –** Mike updated on permitting issue.
	4. **Mission statement –** Mike moves to adopt the mission statement as presented. Nancy B seconded the motion. All board members were in favor and the motion carried.
	5. **Committees –** Nancy G updated on the current committee list.
	6. **Restitution for 2017 pool fees –** Nancy G updated on request for refunds.
	7. **Restroom policy –** Discussion was had on a possible policy for usage of the restrooms.

 **h. Statement of net proceeds from 558 suit –** Thom moves to table topic until all data can be collected and reviewed. Mike seconds the motion. Nancy G, Nancy B, Thom, Mike and Marge were all in favor. Richard was opposed and the motion carried.

1. **New Business:**
	1. **Flower pot incident – Amalfi’s gate incident –** Discussion on damage to gate and invoice for replacement of damaged pot. Also police reports filed.
	2. **Display of American flag –** discussion was had on flag display.
	3. **Commercial use of residential dumpsters –** discussion was had on dumpster use.
	4. **Hurricane preparedness –** Steve updated on current Hurricane prep list and process for when to begin preparing.
	5. **Motion to pay bills –** Thom moved to pay Becker $11,935.21 for legal fees and collection fees. Mike seconded the motion. All board members were in favor and the motion carried. Richard reminded the Board that the outstanding bill to reimburse unit 220 for some of the water damage repairs, has not been paid.
2. **Closed Session:**
	1. **Past Due Accounts –**Discussion on current delinquent accounts.
3. **Adjourn-** The meeting was adjourned at 3:34pm.