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, Aug. 30, 2018**

**Time: 1:00 PM**

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

**ARC COMMITTEE MEETING**

1. **Call to Order-** The meeting was called to order at 1:00pm. Richard M and Nancy B and Skip B present. Hailey and Steve absent.
2. **Discuss current property modification requests-** Unit 125 compliant for water intrusion- Discussion was had on issue that was reported and possible resolutions. Richard recommended that the Spa install a watertight
3. threshold to block the flow of water past the door. Nancy moves to approve the gutter installation only after the commercial owner repairs the threshold on the door. Richard seconded the motion. All Arb committee members were in favor and the motion carried.
4. **Adjourn-** The meeting was adjourned at 1:28pm. Skip moves to adjourn. Nancy Seconds the motion.

**AGENDA**

1. **Call to Order-** The meeting was called to order at 1:29pm
	1. Richard, Nancy G, Marge, Thom, Nancy B, Mike were all present. Also Present were Mark Michalek with Leland Management, Bob and Jimmie Duckworth (324), Marc Umbenhen (417).
2. **Owner Comments:** Questions on rules, Issues with unit owner’s violations, curbing paint and pet restrictions
3. **Approval of Minutes: July 26, 2018-** Nancy G moves to approve the minutes from July 26th meeting. Nancy B seconds the motion. All board members were in favor and the motion carried.

**Approval of minutes of closed meeting August 13, 2018** Thom moves to approve meeting minutes from 8/13, Nancy B seconds the motion. All board members were in favor and the motion carried.

1. **Treasure’s Report:**
	1. **Financial Report –** Mark updated on current financials
	2. **Review of monthly report –** Thom reviewed CD accounts.
2. **Town Center Update –** No update at this time.
3. **Unfinished Business:**
	1. **Motion to adopt Rule 25 & 26 –** Nancy G moves to adopt Rule 25 & 26. Mike seconds the motion. All board members were in favor and the motion carried.
	2. **Review Landscaping proposals and Motion to approve Landscape Company –** Discussion on previous items remaining from Servello. Nancy G moves to hire Brightview for landscaping services. Marge seconded the motion. All board members were in favor and the motion carried.
	3. **Motion to approve gutter estimate –** Nancy G moves to approve the gutter install estimate by Nemetz LLC in the amount $1,356 after the commercial owners repairs the door threshold. Thom second. All board members were in favor and the motion carried.
	4. **Vent in Bldg 5 –** Mike updated on permit processing and cost being split between Penske and the association.
	5. **Update key log –** Nancy reviewed current Key log.
4. **New Business:**
	1. **Meeting Etiquette-** Discussion was had on meeting etiquette between board members and maintaining professional conduct.
	2. **Motion to Renew Kone Contract –** Nancy G moves to renew Kone contract. Nancy B Seconds the motion. All board members were in favor and the motion carried.
	3. **Motion to renew Globe Contract 8/2018-8/2019 - $4165.00 –** Nancy G moves to approve the renewal. Thom seconds the motion. All board members were in favor and the motion carried.
	4. **Legal opinion – limiting rental units –** Nancy G reviewed attorney’s opinion on possible amendment, board to review opinion for discussion next month.
	5. **Payment for additional FOBs –** Discussion on possibility of buying back fobs and fob process.
	6. **Update on pending Insurance claims –** Nancy G updated on current claims against the policy.
	7. **A/C in elevator rooms –** Richard moves to replace the A/C units in building 2 and 3. Thom seconded the motion. All board members were in favor and the motion carried.
	8. **Fall social –** Scheduled for 9/29.
	9. **Motion to approve replacing upgraded magnets on all gates –** Nancy moves to approve replacing magnets on walkthrough gates. Richard seconds. All board members were in favor.
	10. **Motion to pay bills –Advanced Access Solutions, Becker –** Nancy moves to pay outstanding bills for Advanced Access Solutions and Becker. Thom seconded the motion. All board members were in favor and the motion carried.
5. **Closed Session:**
	1. **Past Due Accounts –** Nancy updated on current open collections.
6. **Adjourn-** The meeting was adjourned at 2:57pm. Thom moves, marge second.