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, October 25, 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- The meeting was called to order at 1:10pm.
2. Discuss current property modification requests- No updates for this month.
3. Adjourn- The meeting was adjourned at 1:13pm.

**Minutes**

1. **Call to Order-** The meeting was called to order at 1:14pm. Nancy G, Nancy B, Thom, Marge, Richard, Mike and Hailey all were present. Also present were Mark Michalek with Leland Management, Skip Brannan (310), Bob and Jimmie Duckworth (324), and Marc Umbenhen (417).
2. **Owner Comments on Agenda Items**- discussion on building cleanings, chalking of the buildings floor, issues with pet waste not being cleaned up, and parking resolutions.
3. **Approval of Minutes for September 27, 2018-** Thom moves to approve the minutes from September 27 board of directors meeting. Mike seconded the motion, all board members were in favor and motion carried.
4. **Treasure’s Report:**
   1. **Financial Report –** Mark updated on current financials and collections.
   2. **Review of monthly report –** Thom updated on balance sheet and interest being collected on the CD’s
5. **Town Center Update –** Hailey updated on the Macina project, the master association moving into a commercial unit and the change to Brightview for landscaping services.
6. **Project update –** Mike update on open projects, Vent in building 5 installation update, Dormer and soffit/fascia issues buildings 6, 5,4,and 3, Roof membrane in buildings 1 and 2. Nancy B moves to approve AWS quote for $2,500 for repairs to roof and drainage and quote for $3,800 for repair to the roof area above the staircase in building 1. Mike seconds the motion, All board members were in favor and the motion carried.
7. **Unfinished Business:** 
   1. **Landscaping: status of $227.57 refund from Servello, trimming schedule, maintenance of TSQ1 sign –** Marge updated on landscaping maintenance being done in sections and lack of maintenance being completed, updated schedule of services and detail list. Mike updated the landscaping committee taking over maintenance of the community sign and plant install and receiving a credit of $1,063 for future projects.
   2. **Pet registration on lease/purchase application-** Discussion on the pet registration form and how to include it on the rental application.
8. **New Business:**
   1. **Field camera –** Skip updated on the use of the field camera.
   2. **Cigarette disposal receptacle –** Discussion on the possibility of purchasing and installing a cigarette disposal receptacle.
   3. **Exterior lights –** Skip updated on the exterior lights surrounding the buildings (36 lights) and the need to replace/repair. Steve to replace 1 to test to see if LED will work with current fixtures.
   4. **AT&T-** Skip updated on new contract with AT&T for elevator phone lines and emergency alarm phone lines and the lowering of the bill by $500 per month.
   5. **Dumpsters –** Skip updated on request for Dumpster replacement and issue with the market using residential dumpsters.
   6. **Motion to pay bills –** Thom moves to pay Becker $85.77, Advanced generators $600 for annual inspection and Advanced Access Controls 503.62 replacement of motor of gate operator and $1185 for replacement of gate magnetic locks. Nancy B seconded the motion. All board members were in favor and the motion carried.
9. **Closed Session:**
   1. **Past Due Accounts – Motion to foreclose –** Nancy B moves to approve the foreclosure after Becker researches the TTCA foreclosure case against them. Marge seconded the motion. All board members were in favor and the motion carried.
   2. **Geosam suit –**  Discussion on ongoing lawsuit.
10. **Adjourn-** Thom moves to adjourn the meeting at 3:25pm.

**Upcoming Board Meetings:**

* 1. **Posted October 23, 2018**
  2. **Next Board Meeting: November 22, 2018- Location FCB**