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, July 25, 2019**

**Time: 1:00 PM**

**Place: Unit #431 – TSQ1**

**ARC COMMITTEE MEETING MINUTES**

1. **Call to Order**- The meeting was called to order at 1:00pm. Richard, Nancy B, Skip, and Mike all present.
2. **Discuss current property modification requests-** Discussion was had on open requests for unit 235 for nonstructural modifications, Unit 135 change in awing cover, and unit 234 for a floor change out. Unit 235 was approved with the stipulation that all cutting should be done in the garage and not in the hallways. Unit 135 was rejected and needs to be submitted by the unit owner and not the tenant. Unit 234 is in violation for not submitting the required ARB application and would be denied unless proper details were provided.
3. **Adjourn-**  The meeting was adjourned at 1:24pm.

**Meeting Minutes**

1. **Call to Order-** The meet was called to order at 1:25pm. Nancy B, Richard, Mike, Thom, and Nancy G were present. Haley and Marge were absent. Also present were Mark Michalek with Leland Management, Skip Brannan (310), Marc Umbenhen (417), Carl (213), and The Duckworths (324).
2. **Owner Comments on Agenda Items-**  Comments about individual spots being missed during pressure washes.
3. **Approval of Minutes for June 27, 2019-** Mike moves to approve the minutes from the 6-27-19 board of directors meeting. Nancy B seconds the motion. All board members were in favor and the motion carried.
4. **Treasure’s Report:**
	1. **Financial Report –** Mark reviewed the current financials and account balances.
	2. **Review of monthly report –** Thom discussed 2020 budget workshop and preparation for preparing the proposed 2020 budget. Nancy G provided a 6-month financial summary.
5. **Town Center Update –** No update.
6. **Project update –** Mike updated on current projects that are still open, building pressure washing/window cleaning and elevator replacement of obsolete elevator drives. Discussion was had on the pressure washing/window washing project regarding screens needing to be removed.
7. **Compliance/Legislative Update – Rules & Reg – no report**
8. **Unfinished Business:**
	1. **Commercial lights update–** Skip updated on what Michael has completed.
	2. **Landscaping –** Mike discussed ongoing issues with Brightview. Mike moves to not renew Brightviews contract for an additional year. Nancy B seconds the motion. All board members were in favor and the motion carried.
	3. **Molly Maids –** Nancy B updated on Molly Maids cleaning the elevator door cleans.
	4. **Walkway/Garage lights –** Skip reviewed the different color lights we have in the building. Nancy G moves to replace all the lights in the building with warm LED bulbs. Mike seconds the motion, all board members were in favor and the motion carried.
	5. **Pressure Washing update –** Discussion was had on issues with window leaking and which repairs are association responsibility versus unit owner responsibility.
	6. **Fire alarm, sprinkler inspection; Pest control –** Skip updated on the process of the fire alarm inspection, sprinkler inspection and pest control beginning on Monday July 29th.
	7. **Elevator refurbishing-** discussion was had on damage within the elevators and what needs to be re-cladded versus re-grained. Thom moves to table this topic for a minimum of 8 months until more information can be gathered and the issues with cleaning the doors is resolved. Nancy B seconds the motion. Nancy G, Nancy B, Thom and Mike were in favor of the motion, Richard was against the motion. The motion carried with a vote of 4-1.
9. **New Business:**
	1. **Michael – WC –** Nancy G moves to reimburse Michael Wilson $240 for medical expenses. Thom seconds the motion. All board members were in favor and the motion carried.
	2. **Gazebo – Tuscany Park –** Nancy B moves to start the process of installing a pergola. Mike seconds the motion, all board members were in favor.
	3. **Rule 18 challenge –** Nancy G reviewed the legal opinion provided by Scott Kiernan in regards to Rule 18 and discussion was had on the violation of Rule 18.
	4. **Rules & Regulations audit –** Each rule and regulation was reviewed and discussion was had on possible changes or additions.
	5. **Motion to pay bills -** nothing to approve.
10. **Closed Session:**
	1. **Past Due Accounts –** No update
	2. **Geosam suit –** Discussion had on the closed meeting.
11. **Adjourn-** The meeting was adjourned at 4:42pm.