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, August 29, 2019**

**Time: 1:00 PM**

**Place: Unit #431 – TSQ1**

**ARC COMMITTEE MEETING MINUTES**

1. **Call to Order-** The meeting was called to order at 1:01pm. Nancy B, Richard, Mike Hatzel, and Skip Brannan were present. Mike Wilson was absent.
2. **Discuss current property modification requests-** Discussion was had on violation notice sent to Unit 135 in regards to changing the awing cover. Unit 234 flooring install still has not submitted property modification form, Unit 125 The Spa is planning to put up a blade sign, available guide information was provided to assist. Discussion was had on potential information regarding a pergola installation.
3. **Adjourn-** The meeting was adjourned at 1:23pm.

**MEETING MINUTES**

1. **Call to Order –**The meeting was called to order at 1:23pm. Nancy B, Nancy G, Richard, Mike, Thom were all present. Hailey and Marge were absent. Also present were Mark Michalek with Leland Management, Skip Brannan (310), Marc Umbenhen (417), and The Duckworths (324).
2. **Owner Comments on Agenda Items-** Comments on the building looking beautiful, issues with elevator doors cleaning, question on garage door rule, parking issues related to rentals, questions regarding property modification for floor install.
3. **Approval of Minutes for July 25, 2019-** Mike moves approve the minutes from July 25 Board of Directors meeting as corrected. 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 account balances and budget comparison for the year.
   2. **Review of monthly report –** Thom discussed current account balances for the CDs.
5. **Town Center Update –** No update
6. **Project update –** Mike reviewed completed and ongoing projects
7. **Compliance/Legislative Update – Rules & Reg –** No update
8. **Unfinished Business:** 
   1. **Pressure washing – screen removal –** Nancy G reviewed invoice from Ace Enterprises in regards to charges related to screen work. Discussion was had on the extra charges related to screen removal. Nancy B moves to pay Ace Enterprises addition charges in the amount of $2,420. Mike second the motion. Mike, Nancy B, Nancy G, and Thom all voted in favor. Richard voted opposed. The motion carried 4-1.
   2. **Landscaping –** Discussion on proposals for landscaping services. Thom moves to accept A Greener Florida Landscaping proposal for landscaping services. Mike seconds the motion. All board members were in favor and the motion carried.
   3. **Molly Maids –** Nancy B discussed communication policy with the cleaning vendor. Owners and residents are not to give direction to the vendor. All complaints should be directed to the board of directors only.
   4. **TIP recent update –** Nancy G reviewed board information portal for Michaels work log information.
   5. **Rules & Regs audit –** Nancy G reviewed potential changes and discussion was had on if the plan is to amend the rules and regs.
   6. **Pergola – Tuscany Park –** Discussion was had on city requirements and it was decided to not go forward with any other information as the cost for city requirements exceeded expectations.
   7. **Fire Sprinkler Inspection results-** Nancy G reviewed Convergint fire inspection.
   8. **LED light Status-** All lights have been replaced.
   9. **Rule 18 Challenge –** Discussion was had on the rule 18 challenge.
9. **New Business:**
   1. **Shade sails –** Mike reviewed options to provide shade in the park. Mike moves to move forward with gathering information to install irregular shade sails over the park. Nancy B seconds the motion. All board members were in favor and the motion carried.
   2. **Lucky Ducts**- Nancy G reviewed communication with Lucky Ducts in regard to having bulk rate for owners to have dryer vents cleaned out.
   3. **Meeting locations-** Discussion on meeting spaces and possible location.
   4. **Review process to pay bills –** Nancy G reviewed the bill paying process and approval limits for misc invoices.
   5. **Hurricane Dorian/ Hurricane preparedness Plan-** Nancy G reviewed exposure analysis from insurance company. Discussion was had on items that the association did not have coverage for. Nancy G. reviewed Hurricane Dorian prep eblast for all residents and future hurricane Preparedness plan.
   6. **Motion to pay bills –** Nancy G moved to pay the following bills; Nancy B seconds the motion, all board members were in favor and the motion carried.
      1. **Convergint- $3,500- Annual Fire inspection**
      2. **Convergint- $1,900- Fire sprinkler replacements**
10. **Closed Session:**
    1. **Past Due Accounts – Nancy G**
    2. **Geosam suit – Nancy G**
11. **Adjourn-** The meeting was adjourned at 3:26pm.