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, September 26, 2019**

**Time: 12:00 PM**

**Place: Bistro 424 – TSQ1**

**ARC COMMITTEE MEETING MINUTES**

1. **Call to Order-** The meeting was called to order at 12:00pm by Richard. Nancy B, Mike, and Skip, were present. Michael was absent.

**Discuss current property modification requests, unit 135 & 234 violation, flooring changes in residential units- Unit #135** – **Existing Violation** - Committee is still awaiting a Property modification form from Geosam for the official request to change the color of the awning as required by Tuscany Square Declaration of Condominium 7.2.

**Unit #234** – **Existing Violation** - On September 4, 2019, a complaint was filed with the New Smyrna Beach Code Enforcement Department for failure to install “hard” flooring in conformance with Florida Building Code 1207.1, 1207.2, 1207.3. On 9/6/2019 the tenant Cynthia B. Russell was contacted and verified that some hard flooring had been installed but referred the code officer to the owner Geosam Capital US. On 9/10/2019, Christopher Roy was contacted and advised that he had until Oct. 4, 2019, to obtain a building permit. If they fail to comply, they will be called before the Review Board on Oct. 23, 2019, where they can be fined daily until they comply. After the permit is issued, Code Enforcement will be responsible for assuring compliance to the Florida Building Code.

**Unit 315** – Installed new carpeting to replace old carpeting. On 9/19/2019, No Property Modification Request Form had been submitted.

**Unit 328** – The owners Alfons & Annemarie Shiroka, submitted a Property Modification Request form for hard flooring to obtain the required specifications for the materials. The project is still pending.

**Unit 125** – The Spa – “blade sign” information was sent to Katie Liller. No Property Modification Request form has been submitted.

**Note in reference to flooring and permits.**

**9/30/2019** - Code enforcement officer Lee Wilk was contacted in reference to clarifying the need for a building permit to install hard (tile, wood, vinyl etc.), flooring. The Florida Building code Section 1207 Sound Transmission, 1207.1, air-borne sound1207.2 and 1207.3 structure borne sound**, require a permit and an approved sound barrier, in all multi-unit buildings between floors above ground level.**

**Single family dwellings and carpeting are exempt.**

**Lee Wilk will inform the Building Department personnel of the difference between houses and condominiums.**

1. **Adjourn**- The meeting was adjourned at 12:12pm.

**Minutes of September 26, 2019 Board Meeting**

1. **Call to Order-** The meeting was called to order at 12:13pm. Marge, Mike, Richard, Nancy B, and Nancy G present. Thom and Hailey were absent. Also present were Mark Michalek with Leland Management and Skip Brannan (310).
2. **Owner Comments on Agenda Items-** No owner’s comments.
3. **Approval of Minutes for August 29, 2019-** Nancy B moves to approve the minutes from the August 29th board of directors meeting as discussed. Mike H seconds the motion. All board members were in favor and the motion carried.
4. **Treasure’s Report:**
	1. **Financial Report –** Mark reviewed the current period financials and current account balances.
	2. **Review of monthly report –** Nancy reviewed the budget committee meeting.
5. **Town Center Update –** No update
6. **Project update –** Mike reviewed the community project list. Discussion was had on shade sail project for the grilling area. Discussion was had on leaking windows and the fire pump system.
7. **Compliance/Legislative Update – Rules & Reg –** No update.
8. **Unfinished Business:**
	1. **Landscaping –** Mike discussed Brightviews final month of service. Discussion was had on A Greener Florida Landscaping Management beginning landscaping maintenance on October 1, 2019.
	2. **Rules & Regs audit –** The rules and regulations were reviewed for proposed changes. Discussion was had on each change in finalizing the document for approval at the next meeting.
9. **New Business:**
	1. **Shade sails – Mike H –** Mike moves to order and install 2 shade sails over the park. Nancy B seconds the motion. Discussion was had on an alternative solution to the shade sails. After discussion it was decided that more information was needed and no vote was taken.
	2. **Lucky Ducts – Dryer Vent Cleaning –**Nancy G updated on bulk rate for dryer vent cleaning that will be made available to owners on an optional basis.
	3. **Becker Ballot –** Nancy G reviewed online voting provided by Becker and the process for getting it in place.
	4. **Garage badges –** Skip discussed options for getting the 8 garage badges for the 8 unlabeled garages at $35 per piece. Nancy B moves to purchase 8 badges numbered C1-C8 for the commercial unit garages. Mike seconds the motion. All board members were in favor and the motion carried.
	5. **SSL cert website –** Skip reviewed the domain name not being on a secured certificate. Nancy B moves to purchase a SLL certificate for the website. Nancy G seconds the motion. All board members were in favor and the motion carried.
	6. **Obsolete fire panel –** Nancy G reviewed obsolete fire panel communication for replacement of the obsolete panels.
	7. **Security – key fobs & gate clickers -** Nancy B reviewed key fob and gate clicker audit for the community. Discussion on fob payments and money allocation for those payments.
	8. **Review procedure for enforcing violations –** discussion was had on enforcement regulations and how to collect possible fines, clean up charges, or damage charges.
	9. **Amend Docs regarding Board Member attendance –** Discussion was had on amending documents allowing for board member removals. Information will be sent to the association attorney for review.
	10. **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. Kone- $840.54 repair to elevator 6 for fans.
		2. Advanced Generators- $792.52.
	11. **Geosam suit –** Discussion was had on Geosam lawsuit.
10. **Adjourn-** The meeting was adjourned at 2:47pm.