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 24, 2019**

**Time: 12:00 PM**

**Place: Bistro 424 — TSQ1**

**ARC COMMITTEE MEETING MINUTES**

1. **Call to Order**- The meeting was called to order at 12:10pm by Richard. Nancy B, Skip, and Richard were all present. Michael was absent.
2. **Discuss current ARC items**- Unit 135- Committee is waiting for a property Modification request from Geosam for the official request to change the color of the awning as required by the declaration section 7.2. The committee recommends taking appropriate legal action. Unit 234-On September 4th, 2019 a complaint was filed with the New Smyrna Beach Code Enforcement for failure to install hard flooring in conformance with Florida Building Code 1207.1,1207.2, and 1207.3 . Geosam was advised that a permit was required. Approval of this permit does not waive requirements of any Homeowners Associations of record. Geosam has not submitted a property modification form and the committee recommendation is to move forward with appropriate legal action. Unit 328- A property modification request was submitted for carpet and padding in 3 bedrooms and closest with vinyl planking. This project was reviewed and approved.
3. **Adjourn- The meeting was adjourned at 12:23pm.**

**Minutes of October 24th Board of Directors Meeting**

I. **Call to Order-**The meeting was called to order at 12:24pm. Nancy B, Nancy G, Thom, Marge, Richard were present in person. Mike was present via phone. Also present was Mark Michalek from Leland Management, Skip Brannan(310), and The Duckworths.

**II. Owner Comments on Agenda Items-** No comments from any attending members.

**III. Approval of Minutes for September 26, 2019-**Nancy B moves to approve the minutes from The September 26,2019 board of directors meeting. Marge Seconded the motion, all board members were in favor and the motion carried.

**IV. Treasure's Report:**

1. **Financial Report –** Mark reviewed current account balances and year to date expenses.
2. **Review of monthly report —** Thom reviewed CD balances and discussion was had on maturing CD. Thom moves to reinvest the maturing CD in the amount of $240,000 and deposit the remaining balance into the cash/reserve account. Nancy B seconded the motion. All board members were in favor and the motion carried.

**V. Town Center Update —** No update

**VI. Project update —** Mike reviewed current project list and updated on ongoing and completed projects.

**VII. Compliance/Legislative Update — Rules & Reg —** No update.

**VIII. Unfinished Business:**

1. **Landscaping —** Mike reviewed positive reviews of A Greener Florida Landscaping first 3 weeks of services. Discussion was had on replacement of rock in the area in front of the 6 parking spaces and issues with dirt getting into the elevator tracks.
2. **Shade sails/ umbrellas —** Discussion was had on type of shade material vs umbrella installs for the park. It was agreed to continue to research this until the spring.
3. **Lucky Ducts —** Nancy G reviewed the flyer that was sent to all homeowners in regards to the bulk rate for dry duct cleaning and the homeowners response. Discussion was had on Lucky Ducts method of cleaning.
4. **FOB/Clicker audit —** Nancy B reviewed the emails that were sent in regards to the fob/clicker audit and the responses from the unit owners.
5. **Becker Ballot —** Nancy G reviewed the notice requirements for adding this to next months meeting agenda.
6. **Rules & Regulations-** Nancy G reviewed the notice requirements for adding this to next months meeting agenda.

**IX. New Business:**

1. **End of year meeting dates —** December 12th 2019 12pm.
2. **Michael's work hours —** Nancy G moves to approve Michaels hours during daylight savings time (end of March- beginning of November) 7am-3pm and non daylight saving times (beginning of November- End of March) 8am-4pm. Thom seconds the motion. All board members were in favor and the motion carried.
3. **Becker Class-** Nancy G reviewed the upcoming Becker class for collections.
4. **Herb Garden-** Discussion was had on the condition of the herb garden.
5. **Fire Control Room Door-** Discussion was had on fire door and the type of lock on the door. Nancy B moves to replace the lock on the fire door to a combination lock. Thom seconded the motion. All board of directors were in favor and the motion carried.
6. **Motion to pay bills –** no bills to be paid.
7. **Geosam suit —** No update for the ongoing lawsuit.

**X. Adjourn-** The meeting was adjourned at 1:28pm.