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, December 12, 2019**

**Time: 12:00 PM**

**Place: Bistro 424 – TSQ1**

**ARC COMMITTEE MEETING MINUTES**

1. **Call to Order-** The meeting was called to order 12:08pm. Richard, Mike and Nancy B were present. Michael was absent.

**Discuss current ARC items**- discussion was had on the following items.

**Unit #135** – **Existing Violation** - Committee is still awaiting a Property Modification Request from Geosam for the official request to change the color of the awning as required by Tuscany Square Declaration of Condominium 7.2.  Geosam has been in violation since July 19, 2019, by failing to submit a Property Modification Request.  Geosam (Christopher Roy) has failed to initiate his proposed revised procedure for commercial property revisions.  He is still openly defying the Board to enforce the Documents.  **We should take appropriate legal action.**

**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.  A permit has been requested, but the contractor, Jeffery Scott Hunter of Tampa FL. has failed to pick up and pay for the permit.  Therefore, **no permit was ever in effect.**     **HOWEVER, as stated on the permit cover sheet, “Approval of this permit does not waive requirements of any Homeowners Association (HOA) of record.”  “It shall be the responsibility of the applicant to obtain approval from the HOA prior to commencement of any work”.  Geosam is openly defying the Board to enforce both the Tuscany Square Documents as well as the New Smyrna Beach Building Department requirements.   We should take appropriate legal action.**

1. **Adjourn-** The meeting was adjourned at 12:11pm.

**BOARD OF DIRECTORS MEETING MINUTES**

1. **Call to Order-** The meeting was called to order at 12:12pm . Nancy B, Richard, Marge, Thom were all present in person. Mike was present via phone. Nancy G and Hailey were absent. Also present was Mark Michalek with Leland Management,
2. **Owner Comments on Agenda Items-** No comments from the owners.
3. **Approval of Minutes for October 24, 2019-** Thom moves to approve the minutes from the October 24th Board of Directors meeting. Marge seconded 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. Thom discussed the allocation of the roof repairs/replacements with AWS and pressure washing with ACE needing to be reallocated.
	2. **Review of monthly report – CD update-** Thom discussed CD interests accounts and money made. Marge moves to approve Thom to reinvest the maturing CDs (Valley National Bank, Synovous, and Suntrust) with the same banks at the best interest rate available. Richard seconded the motion. All board members were in favor and the motion carried.
5. **Town Center Update –** No update.
6. **Project update –** Mike reviewed current project list and updates with ongoing projects.
7. **Compliance/Legislative Update – Rules & Reg –** No update.
8. **Unfinished Business:**
	1. **Landscaping –** Mike reviewed the status of new landscaping company and their progress.
	2. **Lucky Ducts –** Nancy B reviewed the 32 units taking advantage of the bulk rate of vent cleaning.
	3. **FOB/Clicker audit –** Nancy B updated on fobs that were removed from the system, ones that were confirmed, and non-responses.
	4. **Insurance renewal –** Mark discussed conversation with Brown and Brown on the cancel and rewrite.
9. **New Business:**
	1. **Michael compensation –** Thom moves to approve a Christmas bonus to Michael Wilson in the amount of $400. Marge seconds the motion. All board members were in favor. Richard moves to increase Michael Wilsons base salary by 3%. Marge seconded the motion. All board members were in favor and the motion carried.
	2. **Legal opinion on garages –** No update at this time.
	3. **Annual Meeting Date –**Discussion was had on meeting date but no decision was made.
	4. **Becker Class – “Protect your assets & Collection & Foreclosure strategies” –** Discussion was had on attending the class.
	5. **Becker Ballot –** Nancy B reviewed the webinar for Becker Ballot and implementing the process.
	6. **Motion to pay bills –** Marge moved to approve the following bills. Thom seconded the motion. All board members were in favor and the motion carried.
		1. **Convergint- $4,674.26 repair to fire system**
		2. **Covergint- $1235.40 repairs to fire system.**
	7. **Geosam suit –** Thom discussed on progress with the law suit.
10. **Adjourn-** The meeting was adjourned at 12:53pm.