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, January 23, 2020**

**Time: 11:00 PM**

**Place: Bistro 424 – TSQ1**

**ARC COMMITTEE MEETING**

1. **Call to Order**- The meeting was called to order at 11:10am. Richard, Mike and Marge were all present. Nancy B and Michael were absent. Also present were Nancy G, Thom, and Mark Michalek.
2. **Discuss current ARC items-** Unit #135 discussions were tabled until Haley could attend with the proper documentation for the property modification. Unit #234 Discussion was had on status update from association attorney regarding attorney opinion. It was recommendation that all discussion be tabled until attorney opinion is issued on topic. Discussion was had on permit requests and requirements of the property modification form.
3. **Adjourn-** The meeting was adjourned at 11:14am.

**Board of Directors Meeting Minutes**

1. **Call to Order-**The meeting was called to order at11:14am**.** Nancy G, Mike, Marge, Richard, Haley and Thom were all present. Nancy B were absent. Also present was Mark Michalek with Leland Management.
2. **Owner Comments on Agenda Items-** Comments regarding issues pertaining to a commercial unit tenant. An owner emailed complaint was read by Nancy in regards to pressure washing and content of eblasts being sent to the community.
3. **Approval of Minutes for December 12, 2019 Board of Directors Meeting and Electronic Voting Resolution Meeting& December 23,2019-** Mike moved to approve the minutes from the December 12 2019 meeting and the meeting minutes from the December 23 2019 electronic voting resolution meeting. Marge seconded the motion. All board members were in favor and the motion carried.
4. **Treasure’s Report:**
   1. **Financial Report –** Mark reviewed current account balances for operating, reserves and age receivables. Discussion was had on line item 6625 reallocation from operating to reserves. Mark to have accounting reallocate all roof repairs from reserves.
   2. **Review of monthly report-** Thom reviewed the maturing of the Synovus CD and the reinvestment of the money.
5. **Town Center Update –** Haley updating on a possibility of a new commercial tenant. Discussion was had on maintenance of areas in front of commercial units.
6. **Project update –** Mike updated on maintenance projects around the community. Glass doctor reviewed leaking windows gaskets. Discussion was had on replacement options and how to move forward with repairs.
7. **Compliance/Legislative Update – Rules & Reg –** Nancy G reviewed items being presented in Legislative that are possible changes to the Condo Act.
8. **Unfinished Business:** 
   1. **Landscaping –** No update on landscaping.
   2. **Lucky Ducts –** Nancy G reviewed the duct cleaning project done by lucky ducts.
   3. **FOB/Clicker audit –** No update.
   4. **Becker Ballot –** Nancy G moves to purchase Becker Ballot in the amount of $700 for unlimited uses. Thom seconded the motion. All board members were in favor and the motion carried.
9. **New Business:**
   1. **Windows –** Nancy G reviewed issues with glass door inserts on a patio door. Discussion was had on attorney opinion regarding the responsibility of replacement of defective windows. No decision was made as more information is needed regarding failure of the window and the replacement responsibility.
   2. **Legal opinion on garages –** Nancy G reviewed legal opinion on the possible purchase of a garage.
   3. **TSQ1 Information Sheet –** Nancy G reviewed idea for informational sheet regarding elevators being out of service after hours, fire alarm going off after hours, and other misc questions for all residents.
   4. **Christmas Decorations –** Discussion was had on having a company install Christmas decorations.
   5. **TSQ1 work schedule–** Nancy G reviewed the work scheduled for monthly, weekly, and daily items completed by maintenance staff and vendors. Discussion was had on items and required inspections.
   6. **Motion to pay bills –** N/A
   7. **Geosam suit –** Discussion on lawsuit and mediation scheduling.
10. **Adjourn**- The meeting was adjourned at 1:34pm.