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, July 23, 2020**

**Time: 1:00 PM**

**Place: Leland Management – This is a virtual zoom meeting and no one will be present at a physical location.**

 **Please use the meeting login details found in the owners section of the website, tuscanysquarecondominium.org**

**ARC COMMITTEE MEETING MINUTES**

1. Call to Order- The meeting was called to order at 1:00pm. Nancy B, Richard, Mike and Skip were present.
2. Discuss current ARC items- Richard reviewed the minutes from the February ARC meeting and open ARC items. Discussion was had related to an open ARC violation for in unit 234.
3. Adjourn- The meeting was adjourned at 1:12pm.

**Meeting Minutes**

1. **Call to Order –**The meeting was called to order at 1:13pm. Nancy B, Nancy G, Mike, Marge, and Richard were all present via zoom. Thom and Haley were absent. Also present was Mark Michalek with Leland Management.
2. **Owner Comments on Agenda Items-** It was requested that comments be allowed at the end. Discussion was had on the hospitality committee.
3. **Approval of Minutes for February 27, 2020-** Mike moved to approve the minutes from February 27 Board of Directors Meeting Minutes. Nancy B seconded the motion. All board members were in favor and the motion carried. Nancy B moved to approve the minutes from June 8 Special board 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 financial report from June 30th.
	2. **Review of monthly report CD status-** Nancy reviewed Thom’s report and the renewal of the Suntrust CD.
	3. **Financial update – June 2020 – No update**
5. **Town Center Update – No update**
6. **Project update –** Mike reviewed the project list and window repair project. Nancy G reviewed the delay in the project and information she has gathered. Discussion was had on window type and balcony glass. The attorney opinion on glass responibity was reviewed and discussed. Mike reviewed the progress of locating the shut off valves Nancy G updated on gathering of all commercial keys. Mike reviewed the completed repair of the broken fire suppression system and the insurance claim.
7. **Compliance/Legislative Update ESA-** Nancy G reviewed the update statutes for emotional support animals.
8. **Unfinished Business:**
	1. **Landscaping –** Mike reviewed the positive comments from the residents regarding the landscaping company service. He also reviewed improvements they have made around the property.
	2. **Shading Tuscany Park – (TABLED)**
	3. **Molly Maids –** Nancy B reviewed the service related issues related to work that is being performed. Discussion was had on cleaning of floors and dumpster enclosures. Discussion was had on possibly hiring an additional person part time for specific duties related to just cleaning of the building.
	4. **Windows –** this was discussed in the project update.
	5. **TSQ1 information –**Nancy G reviewed her progress on a community handbook.
	6. **TIP update –** Skip reviewed the TIP website and the details
	7. **Inspections – Fire & Pest –** Nancy G reviewed the fire inspection process.
	8. **Becker Ballot –** Nancy B reviewed the missing 21 missing Becker Ballot forms.
	9. **Annual Meeting –** Discussion was had on when the annual meeting can be conducted with the COVID-19.
9. **New Business:**
	1. **Hospitality Committee – (TABLED)**
	2. **2020 Vendor List –** Nancy G discussed the change from Prime Pest Control to Glode Pest Control.
	3. **Spectrum –** Nancy updated on progress with Spectrum and the annual control.
	4. **UC Electrical Issues –** Skip updated on electrical issues within the complex.
	5. **Fire Panel/ Convergint –** Discussion was had on the issues with fire panel and discussion with Convergint. Discussion was had on looking into a new local company for repairs/maintenance.
	6. **Light poles –** Nancy G reviewed the proposal from Steve Joyce for the repair/replacement of the light bulb poles. Mike moved to approve the quote in the amount of $2600 from Steve Joyce for the light repairs. Nancy B seconded the motion. All board members were in favor and the motion carried.
	7. **Water shut off valves-** discussion was had under project update.
	8. **Anatomy of a Water Leak –** Nancy G reviewed the Becker webinar Anatomy of a Water Leak that her and Richard attended and shared information related to the complex.
	9. **Motion to pay bills –** Mike moved to approve the following payments. Richard seconded the motion. All board members were in favor and the motion carried.
		1. Advance access- $195.00
		2. Becker- $992.50
		3. Gate Control tech- $214.00
		4. Advanced Generators- $996.33
		5. Convergent- $111.83
		6. KONE- $12,271.32
		7. Gods Country Tree Service- $1800
		8. Convergent- $798.76
		9. Convergent- $286.87
		10. Mcmaster Car- 56.38
		11. Gate Control Tech- $214.00
		12. Reserve advisor- $1,400
		13. Zoom- $119.92
		14. Convergent- $111.83
		15. Convergent- $756.15
		16. Gate Control Tech- $425
	10. **Aging Report – update on TaHa–** Nancy G reviewed the status of the foreclosure sale.
	11. **Geosam suit –** Discussion was had on the upcoming mediation. Nancy B moves to appoint Nancy Graves authorization to agree to a settlement at mediation. Mike seconded the motion. All board members were in favor and the motion carried.
10. **Adjourn-** The meeting was adjourned at 4:01pm.