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, February 27, 2020**

**Time: 11:00 AM**

**Place: Bistro 424 – TSQ1**

**ARC COMMITTEE MEETING**

1. **Call to Order**- The meeting was called to order at 11:03am. Richard, Mike, and Nancy B were present. Michael was absent. Also present was Nancy G, Thom, Marge and Mark Michalek from Leland Management.
2. **Discuss current ARC items**- Unit #135The required 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., has been received. **This project is now approved and closed.**

**Unit #234** – **Existing Violation** - The required Property Modification Request from Geosam for the installation of hard flooring in unit #234 has still not been filed.  On 12/23/2019 a Building Permit was issued.  However, no “Notice of Commencement” or “Request for Inspection” has been issued by the contractor to verify that the Florida Building Code has been satisfied.

**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”.

The AR Committee requested at the December 12, 2019 Board Meeting that the Board take appropriate legal action.  This project has been referred to our attorney Scott Kiernan for action.

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

**AGENDA**

1. **Call to Order-** The meeting was called to order at 11:12am. Nancy G, Mike, Thom, Marge, Richard, Nancy B were all present. Hailey was absent. Also present was Mark Michalek with Leland Management. Marc, The Duckworths, Barbara Hand (212)
2. **Owner Comments on Agenda Items-** Question was asked in regards to the cleaning crew having the same crew consistently
3. **Approval of Minutes for January 23, 2020-** Mike moved to approve the minutes from January 23, 2020. Nancy B seconded the motion. Discussion was had on the minute taking processing. 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 brought up GL account 6200 maintenance payroll having an additional charge from Molly Maid that should be charged to GL 6810 Building Cleaning.
	2. **Review of monthly report CD status-** Thom updated on CD maturing and renewing.
5. **Town Center Update –** Mike reviewed issues with trash being dumped across the street on Geosam property. Discussion was had on what can be done to get it cleaned up. Thom reviewed the ongoing issues with the market place and investigation being completed by the alcohol commission. Discussion was had on back door being propped open and what can be done to solve the problem.
6. **Project update –** Mike reviewed the ongoing project list. Discussion was had on window repair issues with contractors and the amount of labor required for the repair of the seal, repairs of panels on balcony doors, and how to move forward. Builders First is able to supply replacement panels for the balcony doors.
7. **Compliance/Legislative Update –** Nancy G reviewed the legislative session and updated on potential changes regarding police vehicles, vacation rentals/Airbnb/short term rentals, emotional support animals, and clarification changes to the 718 statute.
8. **Unfinished Business:**
	1. **Landscaping –** Mike reviewed the performance of the landscaping company. Discussion was had on the area being maintained by Geosam/ Brightview that is not up to community standard.
	2. **Shading Tuscany Park –** Nancy G recommended that anyone wanting to have ~~shades~~ some form of shade installed, come up with ideas or suggestions by next meeting.
	3. **Windows –** discussion was had under project update regarding the windows.
	4. **TSQ1 information sheet -Nancy G –** Tabled until a future meeting.
	5. **Becker Ballot –** Nancy B reviewed the 18 units that have submitted their forms and second notice process for gathering the remaining forms.
	6. **Annual Meeting –** Nancy B moves to push back the Annual Meeting to May 21st at 6pm. location to be determined to ensure all Becker Ballot forms can be collected. Mike seconds the motion. All board members were in favor and the motion carried.
9. **New Business:**
	1. **Hospitality Committee –** Nancy G reviewed the proposal put together by Bob Duckworth. Nancy G moves to form a hospitality committee and appoint Bob Duckworth and Marge Miller as the hospitality co-chairs. The committee responsibility would be to welcome new residents and provide any important information upon moving in. Nancy B seconded the motion. All board members were in favor and the motion carried.
	2. **2020 Vendor List –** Nancy G reviewed the 2020 vendor list. Discussion was had on Globe Pest control and the account manager change.
	3. **Permits & Contractor licensing –** Nancy G reviewed the documents created by Richard in regards to Permits and contractor licensing that will be posted to the website.
	4. **Leland website –** Mark to have web team add direct link to the webpage to Tuscany Square direct website.
	5. **Contract review –** Nancy G reviewed spectrum bulk cable contract. Discussion was had on the auto renewal and the possibly of having a 3rd party negotiate a new cable contract.
	6. **Water shut off valves-** Nancy G reviewed the history a water leak that caused the building water to be shut off and the issue with locating the shut off values for each individual stacks. Mike reviewed the process for locating the shut off values. Discussion was had on ideas for moving the shut off values to a location that is easily accessible 24/7 as current location in the commercial unit ceilings is not easily accessible. Mike and Skip will continue to locate all 25 risers before providing scope for possible proposals.
	7. **Motion to pay bills –** Nancy B moves to pay the following bills; (below) Thom seconded the motion. All board members were in favor and the motion carried.
		1. Becker- $992.50 research for window and electronic voting.
		2. Advanced Access- $195.00 repair on gate arm
		3. Reserve Advisors- $3450 and insurance appraisal $1400
		4. Advanced Generators- $996.33 for replacement of block heater
		5. Joe Michalak- $4200 for 2019 year end audit
	8. **Aging Report – update on TaHa–** Nancy G updated on collection status for 4 commercial units outstanding.
	9. **Geosam suit –** Nancy G reviewed the current status of the lawsuit. Mediation is scheduled for April 22nd.
10. **Adjourn-** The meeting was adjourned at 1:40pm.