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, September 24, 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**

1. **Call to Order**- The meeting was called to order at 1:00PM. Richard, Nancy B, and Mike Hatzel were all present.
2. **Discuss current ARC items-** Richard reviewed the open issue with unit 234. Discussion was had on the disagreement between the wording of whether or not a property modification is required.
3. **Adjourn-** The meeting was adjourned at 1:26PM.

**AGENDA**

1. **Call to Order**- The meeting was called to order at 1:27PM. Nancy G, Mike, Richard, Thom, Nancy B, and Marge were all present. Haley was absent. Also present was Mark Michalek with Leland management.
2. **Owner Comments on Agenda Items-** No questions from the floor.
3. **Approval of Minutes for August 27, 2020-** Thom moved to approve the minutes from August 27th 2020 Board of Directors meeting. Nancy B seconded the motion. All board members were in favor and the motion carried.
4. **Treasure’s Report:**
	1. **Financial Report** – Mark reviewed the current account balances and balance sheet, income/expense report, and aged receivables report.
	2. **Review of monthly report**- Thom reviewed the balance sheet and overall progress of the budget.
5. **Town Center Update** – No update
6. **Project update** – Mike reviewed the current project list.
7. **Compliance/Legislative Update** – Pet rule & Political signs – Nancy reviewed the updates of pet rule and political signs and discussion was had on items being stored on balconies.
8. **Unfinished Business:**
	1. **Molly Maids –** Nancy B reviewed changes to Molly maids processes for clean.
	2. **Spectrum –** Nancy G reviewed the lack of progress from Spectrum on a possible new contract.
	3. **Hospitality Comm –** No update at this time.
	4. **Becker Ballot –** Nancy G discussed the responses we have received. We are not using Becker ballot this year due to missing opt in and opt out forms.
	5. **Annual Meeting –** The annual meeting will be on October 29th 2020. There will be an election as we have 4 candidates running for 3 seats.
	6. **Budget Meeting –** Thom reviewed the proposed budget process. The budget meeting will be on October 29th prior to the annual meeting.
	7. **Reserve Study –** Mark discussed the changes to the reserve study.
	8. **Res & Comm Water shut off valves-** Mike reviewed the progress with the project. Nancy G reviewed the lack of keys due to locks being changed.
	9. **Covid 19 – enhanced sanitization –** Nancy G reviewed the issue with the automatic dispensers and the product availability.
9. **New Business:**
	1. **Waste Pro-** Nancy G reviewed the issues with Waste Pro and Audrey’s and Michael’s interactions with Wastepro.
	2. **Bistro 424 –** Nancy G and Marge reviewed complaints from the commercial owner regarding parking and trash pick up fees. Discussion was had on the issues presented from the commercial owner.
	3. **Parking –** Nancy G reviewed the issues with the parking spot outside of building 6 located by the exit gate. Larger vehicles block the walkway from the park to the building. Nancy B expressed looking the interest for a recycling dumpster. Discussion was had on possible solutions for the parking space to open up the walkway.
	4. **Light up TSQ1 –** Nancy G reviewed holiday decorations that will be installed.
	5. **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. **KONE-** $10,012.68 to replace 6 existing and obsolete 1.2 AMD with new 2.0 Version.
		2. **Becker-** $291.40for legal work.
	6. **Aging Report –** Discussion was had on the outstanding aged receivables.
	7. **Geosam suit –** No update
10. **Adjourn-** The meeting was adjourned at 3:23PM.