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 25, 2021**

**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 ARC meeting was called to order at 1:01p.m. Mike and Nancy B were present.
2. Discuss current ARC items- Mike reviewed the 1 application that was received for commercial unit modifications.
3. Adjourn- The meeting was adjourned at 1:03p.m.

**AGENDA**

1. **Call to Order** – The meeting was called to order at 1: p.m. Mike Hatzel, Carl Rogers, Marge Miller, Nancy Graves, Nancy Brannan, Jeff Kohlscheen and Thom Keeney were all present. Also present was Mark Michalek with Leland Management, Richard Mistarz (Unit 318), Skip Brannan (310), Aubrey Pahlic (331).
2. **Owner Comments on Agenda Items**- Questions were asked regarding cleaning of the stairwells, window replacement, and repairs sprinkler heads for a unit.
3. **Approval of Minutes for January 28, 2021-** tabled until next meeting.
4. **Treasure’s Report:**
	1. **Financial Report –** Mark reviewed the current balance sheet and account balances.
	2. **Review of monthly report-**Thom reviewed current CD renewal and updated on the financial 101 class that he attended.
5. **Project update –** Mike reviewed the current open and completed project list. Discussion was had on the walkway curbing repairs. Mike moves to approve the quote from Steve Joyce for the replacement/repairs. Jeff seconded the motion. All board members were in favor and the motion carried. Nancy reviewed the new elevator project for replacement of components due to updated building code. Carl discussed the water shut off value and his research done for the project. Discussion was had on maintenance items related to Tract G.
6. **Hospitality Report –** Marge reviewed the welcome committee updates and move in and move outs.
7. **Landscaping Report –** Carl reviewed the current landscaping company and potential project updates. Carl moves to pay Green Florida Landscaping $1050 for ground cover supplies. Marge seconded the motion. All board members were in favor and the motion carried.
8. **Violations Report –** No update at this time.
9. **Compliance/Legislative Update-** Nancy reviewed the potential 6 bill changes that have been proposed.
10. **Unfinished Business:**
	1. **Res & Comm Water shut off valves-** reviewed under project reports.
	2. **Work Schedule –** Nancy reviewed Michaels updated work schedule in the tip.
	3. **ESA Process –** Nancy reviewed progress made for implementing.
	4. **Preferred Vendor List –** Nancy reviewed the preferred vendor list and the hold on publishing.
11. **New Business:**
	1. **Motion to pay bills –** Nancy G moved to pay the following bills.
	2. **Aging Report – update on TaHa–** Mark reviewed under financial report for collection efforts and monies received.
	3. **Geosam suit –** Nancy G reviewed the settlement of the case.
12. **Adjourn-** The meeting was adjourned at 2:28p.m.