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, April 29, 2021**

**Time: 1:00 PM**

**Budget Amendment and Common Elements Meeting**

1. **Called to order-** The meeting was called to order at 1:00 P.M. Nancy G, Nancy B, Mike, Thom, and Marge were all present. Jeff and Carl were absent. Also present was Mark Michalek and Christopher Ersson with Leland Management, Richard Mistarz Unit 318 and Bob Duckworth unit 324
2. **2021 Amended Budget**
3. Mike moves to approve the amended 2021 budget with the change to the bulk cable line item removing the commercial units from paying for this item. Thom seconds the motion. All board members were in favor and the motion carried.
4. **Common Area Changes-** Nancy reviewed the 65 total proxies were received. 61 votes were in favor and 4 were against the material changes for adding additional windows for the commercial units R,S,T . Questions were asked regarding the notice that was sent.
5. **Adjournment-** The meeting was adjourned at 1:06pm.

**ARC COMMITTEE MEETING MINUTES**

1. **Call to Order-** The meeting was called to order at 1:06P.M. Mike and Nancy B. were present. Jeff was absent.
2. **Discuss current ARC items-** Mike reviewed the request submitted for additions in commercial units Q,R,S. The application was approved via membership vote. Unit 224 modification for changes to the kitchen/bathroom and floor. Application was approved with stipulation that floor must meet the code for sound barriers.
3. **Adjourn**- The meeting was adjourned at 1:09P.M.

**Board Meeting Minutes**

1. **Call to Order-** The meeting was called to order at 1:10 pm.Nancy G, Nancy B, Mike, Thom, and Marge were all present. Jeff and Carl were absent. Also present was Mark Michalek and Christopher Ersson with Leland Management, Richard Mistarz Unit 318 and Bob Duckworth unit 324.
2. **Owner Comments on Agenda Items-** Questions were asked in regards to the product being used to clean the elevators, leaf collection in elevator pads, schedule for palm tree trimming, and open garage doors.
3. **Approval of Minutes for March 25, 2021-** Tabled until next meeting.
4. **Treasure’s Report:**
	1. **Financial Report –** Mark reviewed the current account balances and income/expense report.
	2. **Review of monthly report-** Thom reviewed the various reserve accounts. Discussion was had on aged receivables.
5. **Project update –** Mike reviewed the project list for all open/closed projects.
6. **Hospitality Report –** Bob Duckworth reviewed ongoing items with the hospitality committee. Nancy reviewed TTCA hiring a manager and how to improve communication with commercial tenants and their management staff.
7. **Landscaping Report –** Marge reviewed the current state of the landscaping. Nancy reviewed the herb garden completion. Discussion was had on palm tree trimming and when to be completed.
8. **Violations Report –** No new open violations were discussed.
9. **Compliance/Legislative Update –** Nancy G reviewed proposed bills on the legislative floor.
10. **Unfinished Business:**
	1. **Res & Comm Water shut off valves-** Discussion was had on history of bids and options for proposals for possible solutions. Thom reviewed his discussion with Carl on different options and Thom recommendation was to go back to the option installing shut off values on the second floor. Discussion was had on what is the best way to communicate the need for approval of this project.
	2. **Bulk Cable –** Discussion was had on the new proposal for services from Spectrum. Thom moves to approve the new proposal from Spectrum. Mike seconded the motion. All board members were in favor and the motion carried.
	3. **Windows –** Discussion was had how to move forward with this project. Discussion was had on the interruption of the declaration on responsible for repairs related to broken glass versus broken seals.
	4. **Property Modification Form –** Discussion was had on changes to the property modification form. Nancy B moves to approves the changes to the property modification form. Mike seconds the motion. All board members were in favor and the motion carried.
	5. **Elevator Inspections –** Nancy reviewed the inspections being completed and notices being posted in the elevators.
	6. **Staffing –** Nancy reviewed issues with Michael and his attendance. Discussion was had on how to move forward. Recommended that a review be held for Michael.
	7. **PMS –** Discussion was had on PMS proposal. At this time the board agreed to not move forward and look at alternative options.
	8. **Insurance –**Nancy reviewed the new insurance proposal. Thom moved to approve the new proposal. Mike seconded the motion. All board members were in favor and the motion carried.
	9. **Bistro –** Nancy reviewed items ongoing with the Bistro.
	10. **Reserve Advisors –** Mark updated on timing for receiving the updated reserve study.
	11. **Wayne Automatic Fire Sprinklers, Inc –** Discussion was had on proposal from Wayne for fire services and ongoing issues with the alarm.
11. **New Business:**
	1. **Leland Increase-** Nancy discussed the Leland increase of management fees from $1380 per month to $1500. Nancy moved to approve the increase to $1500. Thom seconded the motion. All board members were in favor and the motion carried.
	2. **Fire Pump Room –** Nancy reviewed the information from Wayne for the requirement to start the fire pump weekly. Discussion was had on how to execute the weekly testing.
	3. **AWS – Roof Inspection –** Nancy reviewed having a roof inspection completed prior to hurricane season.
	4. **TTCA Meeting-** Nancy reviewed the meeting with the TTCA CAM and items discussed. Discussion was had on each item discussed from the TTCA. No decisions were made on any items.
	5. **Motion to pay bills –** Nancy B moves to approve the following bills; Mike seconded the motion. All board members were in favor and the motion carried.
		1. **Kone- $1437.98 Battery replacement**
		2. **KONE- $1677.09 Elevator 6 repair**
		3. **Convergint- $105 quarterly monitoring**
		4. **A greener Florida- $1750- Full cleanup for debris in front of bistro**
		5. **A greener Florida- $1725- Ground cover install**
		6. **Sheila Watson- $120 background checks.**
12. **Adjourn-**  The meeting was adjourned at 4:09P.M.