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, March 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 MINUTES**

1. Call to Order- The meeting was called to order at 1:01PM. Mike, Skip, and Nancy B were present. Jeff and Michael Wilson were absent.
2. Discuss current ARC items- Mike reviewed open/approved applications and the changes presented for the Deli and Construction company. Discussion was had on changes to the exterior of the building and the approval process for those changes.
3. Adjourn- The meeting was adjourned at 1:30PM.

**Meeting Minutes**

1. Call to Order- The meeting was called to order at 1:31PM. Nancy G, Nancy B, Mike, Marge, Thom, Carl, and Jeff were all present. Also present were Mark Michalek and Autumn Shoaf with Leland Management and Skip Brannan (310), Wood (221).
2. Owner Comments on Agenda Items- Questions were asked regarding the garages.
3. Approval of Minutes for February 25, 2021- Nancy B moved to approve the minutes from the January 28th and the February 25 board of director’s meetings. Thom 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, income/expense report, and delinquency report.
	2. Review of monthly report- Thom reviewed the current reserve account CDs.
5. Project update – Mike reviewed the open/pending projects on the project list. Discussion was had on open items and expected completion dates.
6. Hospitality Report – Bob and Marge reviewed progress with hospitality program.
7. Landscaping Report – Discussion was had on the addition of the herb garden in the park area and the Bistro project upgrades.
8. Violations Report – No items to report.
9. Compliance/Legislative Update – Nancy G reviewed the pending House bills on the legislative floor.
10. Unfinished Business:
	1. Res & Comm Water shut off valves- Discussion was had on the open project for relocating the water shut off values.
	2. Work Schedule – Discussion was had on the current work schedule for Maintenance Staff. Nancy G to provide copy to all board members.
	3. ESA Process – Discussion was had on the ESA process. Skip to eblast information to all unit owners.
	4. Bulk Cable – Discussion was had on progress for changing the bulk cable agreement removing commercial owners and adding additional services. Autumn to reach out to her contact for additional support.
	5. Windows – Nancy G reviewed the attorney opinion from Scott. Discussion was had on replacement of damaged/broken windows.
	6. Bistro – trash, fence, golf carts- No discussion as request from commercial owners for meeting.
11. New Business:
	1. Staffing – Discussion was had on adding a second maintenance staff person to focus on cleaning of the building.
	2. Insurance – Nancy G reviewed the downgrade of Amcap and the information provided from our insurance agent regarding the coming changes and the need to rebid the current policy.
	3. Convergint & KONE– Nancy G reviewed the issues related to the fire panel and false alarms. Discussion was had on contract expiration, complaints from the commercial owners, panel upgrades and the possibility of changing companies.
	4. Reserve Advisors – Mark reviewed the progress with getting reserve study update adding the addition maintenance areas from the lawsuit.
	5. Motion to pay bills -
	6. Aging Report – update on TaHa– Nancy G updated the board on the pending sale of the last Taha unit.
	7. Geosam suit – Nancy reviewd the completion of the lawsuit.
12. Adjourn- The meeting was adjourned at 4:07 PM.