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, July 22, 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 owner’s section of the website, tuscanysquarecondominium.org**

**ARC COMMITTEE MEETING MINTUES**

1. Call to Order- The meeting was called to order at 1:01PM.
2. Discuss current ARC items- Mike reviewed the lack of modification requests being submitted as work continues to go on. Discussion was had on numbering the commercial garages. Discussion was had on comminuting to the membership about the requirements to submit property modification forms.
3. Adjourn- The meeting was adjourned at 1:08PM.

**MEETING MINUTES**

1. Call to Order- The meeting was called to order at 1:09PM. Nancy G, Mike, Nancy B, Marge, Carl and Thom were all present. Jeff was absent. Also present was Mark Michalek with Leland Management, Bob Duckworth (324), Trudy(311), Audrey Pahlic(331), Rachel Hazen(323), Christopher Hale(323), Richard Mistarz(318), and Skip Brannan (310).
2. Owner Comments on Agenda Items- Questions were asked regarding the new pest control company responsibilities, the addition of additional commercial dumpsters and the lack of lids to cover the trash, noise complaints, and Leland Management responsibility for enforcing noise complaints, watering of the plants in building 2, and irrigation issues.
3. Approval of Minutes for June 24, 2021- Nancy B moves to approve the minutes from June 24th 2021, Mike seconded the motion. All board members were in favor and the motion carried.
4. Treasure’s Report:
	1. Financial Report - Mark reviewed the current balance sheet, account balances, and delinquencies report.
	2. Review of monthly report Thom had no additional comments.
5. Project update – Mike reviewed the current project list.
6. Hospitality Report – Bob updated on the progress made with developing the welcome packets and letters.
7. Landscaping Report – Carl reviewed the current landscaping items and issues. Discussion was had on additional signs being added around the U regarding no parking areas.
8. Violations Report – Nancy G reviewed the open violation for noise that was discussed under owner comments.
9. Compliance/Legislative Update – Nancy G reviewed State of Emergency is over effective 6/27/2021 and the change to zoom meetings moving forward. Discussion was had on continuing with zoom and rescinding the pandemic collection policy. Mike moved to rescind the amended collection policy for the pandemic. Nancy B seconded the motion. All board members were in favor and the motion carried.
10. Unfinished Business:
	1. Res & Comm Water shut off valves- Nancy G reviewed the water shut off project for the 2 shut off valves that were installed.
	2. Bulk Cable – Mark reviewed the new Bulk Cable agreement going into effect 8/11/21 for the residential units.
	3. Elevator Inspections – Nancy reviewed the inspection scheduled for 8/17/21.
	4. Staffing – Nancy G discussed the staffing issue with the 2nd maintenance tech position. Discussion was had on how to proceed and if to continue to look a second maintenance tech.
	5. Reserve Advisors – No update at this time.
	6. Fire Inspections – Nancy G reviewed the annual fire inspection that was completed in July.
	7. Pest Control – Nancy G reviewed the new pest control and termite bond contracts.
	8. Text message Communication – Nancy G reviewed the text messaging system and the uses for the system and the steps for getting everyone signed up to receive the notifications.
	9. AWS Roof Inspection - Nancy G reviewed the proposals from AWS for inspecting the roof. Discussion was had on weather to move forward with the inspection.
	10. Ins refund – AmCap – Mark reviewed the refund that we received from AmCap insurance.
11. New Business:
	1. Update Records Request & Inspection Policy. Nancy G reviewed the updated request to the attorney for updated policy changes. The board to review the recommended changes before having the attorney finalize.
	2. Motion to pay bills - Nancy B moved to pay the following bills, Marge seconded the motion. All board memebrs were in favor and the motion carried.
		1. Above and Beyond Tree Care- $3,000
		2. Kone- $1257.74
		3. DynoFire- $4047.00
		4. Advanced Generators- $248.94
		5. Shelia- $120
		6. Prime Pest- $3500
		7. Kone- $1372.02
	3. Aging Report – No update.
12. Adjourn- The meeting was adjourned at 3:03PM.