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, May27, 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-** No quorum for meeting.
2. **Discuss current ARC items**
3. **Adjourn**

**Board Meeting Minutes**

1. **Call to Order-** The meeting was called to order at 1:02PM. Nancy B, Nancy G, Thom, and Marge were all present. Jeff, Mike and Carl were absent. Also present were Mark Michalek with Leland Management, Skip Brannan ( ), Richard Mistarz (), and Audrey Pahlic.
2. **Owner Comments on Agenda Items-** Question were raised about Covid notifications.
3. **Approval of Minutes for March 25, 2021 & April 29,2021-** Nancy B moves to approve the March 25 2021 and April 29 board of directors meeting minutes. 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 financials, account balances, and income/expense report.
	2. **Review of monthly report-** Thom questioned the repeat delinquencies and reviewed the upcoming maturing CDs.
5. **Project update –** Nancy G reviewed the open project items on the project list.
6. **Hospitality Report –**
7. **Landscaping Report –** Nancy G reviewed the open items related to landscaping.
8. **Violations Report –** Nancy G reviewed the open violation for a nuisance complaint.
9. **Compliance/Legislative Update –** No update at this time.
10. **Unfinished Business:**
	1. **Res & Comm Water shut off valves-** Nancy G reviewed the updated proposal. Discussion was had on scheduling a townhall meeting, and the need for completing the project.
	2. **Bulk Cable –** Mark and Nancy reviewed the signing of the new bulk cable agreement and the notifications to be sent to the residents.
	3. **Elevator Inspections –** Nancy reviewed the elevator inspections for 2021.
	4. **Staffing –** Discussion was had on resume received. Nancy B moved to offer the position of maintenance tech to Michael Evaniecki . Marge seconded the motion. Discussion was had on job description and what to do with the current cleaning vendor. All board members were in favor and the motion carried.
	5. **Reserve Advisors –** Mark reviewed the progress with updating the reserve study.
	6. **Fire Companies –** Nancy G reviewed the proposals of each company. Discussion was had on each company. Nancy B moves to approve terminating CSG and move forward with hiring Dynofire for the fire suppression system. Marge seconded the motion. All board members were in favor and the motion carried.
11. **New Business:**
	1. **Pest Control –** Nancy G reviewed discussion with the pest control company regarding the annual services. Discussion was had on products, service, and termite bonds.
	2. **Fire Pump Room –** Discussion was had on testing the fire pump weekly or monthly.
	3. **Text Message communication –** Skip reviewed the test for text message communication. Discussion was had on opting in options and information required.
	4. **AWS – Roof Inspection –** Nancy G discussed the roof inspection for a reported leak.
	5. **Motion to pay bills –** Thom moves to approve the following invoices. Marge seconds the motion. All board members were in favor and the motion carried.
		1. Sheila Watson- $180 for background checks
		2. Becker- $588.51
		3. Advanced Access- $213
		4. Indian River Glass- $305.50
		5. Sun Coast Fence- $495
		6. Faithful Plumbing- $358.30
	6. **Aging Report –** Discussion was had on delinquent accounts.
12. Adjourn- The meeting was adjourned at 2:38PM.