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, Aug 31, 2021**

**Time: 10:00 AM**

**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 10:06A.M.
2. Discuss current ARC items- Mike reviewed all property modifications submitted in the last month and their approval. Discussion was had on a request to label the elevators for deliveries, dumpster use, and trash shoot doors.
3. Adjourn- The meeting was adjourned at 10:20 A.M.

**Board Meeting Minutes**

1. Call to Order- The meeting was called to order at 10:21 A.M. Nancy B, Nancy G, Mike, Thom, and Carl were all present. Also present was Mark Michalek with Leland Management, Skip Brannan(331), Richard Mistarz (318), and Audrey Pahlic (331). Nancy G wanted to take a minute to thank Thom Keeney for completing 13 educational classes, his certifications of completion will be added to the website.
2. Owner Comments on Agenda Items- Question on property modification form requirements,
3. Approval of Minutes for July 22, 2021- Mike moves to approve the minutes from the July 22 board of directors meeting. Carl seconded the motion. All board members were in favor and the motion carried.
4. Treasure’s Report:
	1. Financial Report - Mark review current financials and account balances.
	2. Review of monthly report Thom reviewed the reserve accounts and the updating of CD turnover.
5. Project update – Mike (Report on TIP) Mike reviewed closed project list and all current projects.
6. Hospitality Report – No update from committee. Nancy G reviewed the text message alert sign up.
7. Landscaping Report – Carl reviewed his discussion on irrigation system with Landscaper.
8. Violations Report – No violations to review for the month.
9. Compliance/Legislative Update – no update for this month.
10. Unfinished Business:
	1. Res & Comm Water shut off valves- Nancy G reviewed the ongoing shut off value project.
	2. Bulk Cable – Nancy G – Nancy G reviewed the transition process.
	3. Elevator Inspections – Nancy G reviewed the elevator inspection and the schedule of repairs.
	4. Staffing – Nancy G reviewed the open job posting.
	5. DynaFire– Nancy G reviewed the issues with the current system and updates/repairs being made. Nancy reviewed the fire marshal inspection and the 3 violations that we received including the need to replace the current panel due to it being not supported by the carrier any longer. Discussion was had on communication from monitoring company.
	6. Text message Communication – Nancy G reviewed adding this to the welcome committee.
	7. AWS Roof Inspection - Nancy G reviewed the inspection report from AWS. Nancy G moves to approve the proposal for repairs to the flat roof from AWS. Thom seconded the motion all board members were in favor and the motion carried. Nancy G moved to approve AWS proposal to repair the tile roof. Carl seconded the motion. All board members were in favor and the motion carried.
11. New Business:
	1. Fire Pump – Nancy G discussed getting the pump gas tank filled up currently at about half a tank.
	2. Waste Pro – Discussion was had on bulk item pick up and solutions for getting items picked up regularly.
	3. Restrooms – Discussion was had on restroom usage and cleaning.
	4. Future Board Mtg time – Discussion was had on timing for future board meetings. Annual/Budget meeting is scheduled for 10/28/21
	5. Motion to pay bills - No bills prepared at this time.
	6. Aging Report – No current delinquencies.
12. Adjourn: The meeting was adjourned at 12:00P.M.