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, Sept 23, 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 MINUTES**

1. Call to Order- The meeting was called to order at 10:02am. Nancy B and Mike were present. Jeff was absent.
2. Discuss current ARC items.- No update for this month. Question was asked about installing an outlet in front of a commercial unit. Discussion was had on approval process for installation of an outlet.
3. Adjourn- The meeting was adjourn at 10:20am.

**Board of Directors Meeting Minutes**

1. Call to Order- The meeting was called to order at 10:21am. Nancy G, Marge, Nancy B, Mike, Thom, and Carl were present. Jeff was absent. Also present were Mark Michalek with Leland Management. Skip Brannan (310) Audrey Pahlic(331), Trudy Dorman (311), and Richard Mistarz (318).
2. Owner Comments on Agenda Items- Questions were asked in regards to trash room usage, broken pot, dumpster on property, and trash room doors rust. Discussion was had on Luna Bella Lane roadway and responsibilities of traffic enforcement/ safety concerns.
3. Approval of Minutes for August 31, 2021- Mike moves to approve the minutes from the August 31st 2021 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 reviewed the current account balances, income expense report, and delinquencies.
	2. Review of monthly report Thom- No update.
5. Project update – Mike reviewed the open project list, water valve shut off project is being scheduled. Discussion was had on additional coming projects.
6. Hospitality Report – No update this month.
7. Landscaping Report – Carl discussed the irrigation project, landscaping maintenance items, and the service provided by Greener Florida.
8. Violations Report – No update this month.
9. Compliance/Legislative Update – No update this month.
10. Unfinished Business:
	1. Res & Comm Water shut off valves- Nancy G reviewed the process for scheduling of the shut off valves.
	2. Bulk Cable – Nancy G reviewed the feedback from residents in regards to the new bulk cable agreement.
	3. Elevator Inspections – Nancy G reviewed the completed elevator inspections.
	4. Staffing – Nancy G reviewed the outstanding job opening.
	5. DynaFire– Nancy G reviewed the open violations, process with getting these violations closed out, the bidding of replacement of the fire panel. Discussion was had on the fire panel replacement project.
	6. Text message Communication – Nancy G reviewed the progress getting members signed up for the text messaging.
	7. AWS Roof Inspection – Nancy G reviewed the ongoing repairs from the roof inspection.
	8. Large item pickup – Discussion was had what process can be used for residents to have large items picked up by waste pro.
11. New Business:
	1. Motion to pay bills – Nancy G moves to pay the following invoices. Thom seconds the motion. All board members were in favor and the motion carried.
		1. Convergent- $507
		2. Convergent-$1269.01
		3. KONE- $526.27
		4. Dynafire- $4,047
		5. Dynafire- $702
		6. Dynafire-$ 262
	2. Aging Report – No update
12. Adjourn- The meeting was adjourned at 11:45am.