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, December 9, 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**

1. Call to Order: The meeting was called to order at 10:01 A.M.
2. Discuss current ARC items- Nancy B discussed the new application from unit 430 and the request for additional information. Discussion was had on the request from a commercial unit for the approval of a propane tank but it was denied by the fire marshall and it was recommended that a propane tank be buried for approval.
3. Adjourn- The meeting was adjourned at 10:07 A.M

**AGENDA**

1. Call to Order – The meeting was called to order at 10:08 A.M. Nancy B, Carl, Marge, Thom, and Nancy G were all present. Jeff and Mike were absent.
2. Owner Comments on Agenda Items- No comments from the owners.
3. Approval of Minutes for Sept 23, 202- Carl moved to approve the minutes from the September 23rd 2022 board of directors meeting. 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 and account balances.
	2. Review of monthly report Thom – Nancy B moves to give Thom authority to renew all maturing CDDs with the current banks they are with. Marge seconded the motion. All board members were in favor and the motion carried.
5. Project update – No update as Mike was absent.
6. Hospitality Report – Bob and Marge reviewed the creation of the rules reminder document. An email blast will be sent reminding residents to pick up after their pets and to refrain from allowing dogs to urinate on the landscaping rocks. Once completed a reminder will be placed on each owners door.
7. Landscaping Report – Carl reviewed current plans for irrigation repairs.
8. Violations Report – No update
9. Compliance/Legislative Update – No update
10. Unfinished Business:
	1. Res & Comm Water shut off valves- Nancy G reviewed the progress of completing the shut off valve project.
	2. Staffing – Nancy reviewed the current staffing issue related to absences and progress of the work list. Discussion was had on disciplinary actions available and options staffing adjustments to improve the completion of the work logs.
	3. DynaFire update on Fire Panel replacement -Nancy G updated on the progress with Dynofire ordering the parts for the replacement panel.
	4. Electric/storage/trash room doors & hardware replacement – Discussion was had on doing inventory on all doors and hardware that have been damaged or worn due to enhanced cleaning protocols. Carl and Marge volunteered to count all doors and hardware for damages.
11. New Business:
	1. Elevator upgrades – Nancy G reviewed possible upgrades/repairs to the elevator doors and cabs. Tom, Nancy, and Carl to work as a committee to develop possible upgrade options for the elevators.
	2. Insurance Renewal – Thom moves to pre-approve all insurance policies renewals within budget for 2022. Carl seconds the motion. All board members were in favor and the motion carried.
	3. Bldg 3 – maintenance – Nancy G reviewed the issue related to a cable/damage on the exterior of the building between 2nd and 3rd floor. Discussion was had on possible repairs. Discussion was had on window replacement.
	4. Motion to pay bills – Nancy B moves to approve the payment of all outstanding bills. Marge seconded the motion. All board members were in favor and the motion carried.
	5. Aging Report – reviewed under financial update.
12. Adjourn- The meeting was adjourned at 12:02P.M.