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, February 24, 2022**

**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 10:05A.M. Mike and Nancy were present.
2. **Discuss current ARC items-** No items on agenda.
3. **Adjourn-** The meeting was adjourned at 10:06A.M.

**AGENDA**

1. **Call to Order-** The meeting was called to order at 10:06A.M.. Thom, Nancy B, Mike, Nancy G, Marge, and Carl were all present, Jeff was absent. Also present was Mark Michalek (Leland Management), Skip Brannan (310), Audrey Bollinger (233), Trudy Dorman (311), Richard Mistarz (318), Duckworths (324), Audrey Pahlic (331), Steven Norris (417), and K.C (430).
2. **Owner Comments on Agenda Items-** Questions were asked in regards to Mike Wilson and the minutes reflecting the change in personal, dumpster usage from commercial units, parking issues around the parking lot,
3. **Approval of Minutes for January 27, 2022-** Nancy B moves to approve the minutes from 1/27/2022 with the additions of Michael Wilson status. Thom seconds the motion. All board members were in favor and the motion carried.
4. **Treasure’s Report:**
	1. **Financial Report - Mark**
	2. **Review of monthly report Thom-** Thom reviewed the Jan 2022 Financials. Questions were asked in regards to Plumbing repairs and Roof Repairs. Discussion was had regarding weather repairs should be classified as maintenance versus replacement. Thom moves to create an additional operating for background check funds to create an emergency petty cash account for misc expenses. Marge seconded the motion. Discussion was had on the petty cash funds. All board members were in favor and the motion
5. **Project update –** Mike reviewed the current project list for open and closed projects in the last month. Discussion was had on the Fire panel replacement permit issues, leak repairs, trash rooms, and new plans for trash removal of large items.
6. **Hospitality Report – No update**
7. **Landscaping Report –** Carl updated on all open landscaping projects.
8. **Compliance/Legislative Update –** Nancy G updated on current Legislative updates and reviewed the pending introduced bills.
9. **Unfinished Business:**
	1. **Plumbing-** Nancy G updated on the cleanouts and shut off value install.
	2. **DynaFire update on Fire Panel replacement –** Mike reviewed the issues with permitting and progress with replacement of the fire panel.
	3. **Electric/storage/trash room doors & hardware replacement & paint–** Hardware has been ordered but not update on replacement timeline.
	4. **Windows –** Thom updated on his interviews for companies to provide reasonable pricing for window replacement projects.
	5. **Background checks-** Nancy B reviewed the background check process and price.
	6. **Lucky Ducts –** Discussion was had on the price increase for the community**.**
	7. **Unoccupied units – monitoring –** Nancy G reviewed the process for requesting a check of an unoccupied unit for preventive measures.
	8. **Future of TSQ1 BOD –** Nancy G reviewed changes to board meeting prep to increase more volunteers. Discussion was had on practices to get new board members/ volunteers, changing meeting times, sending out surveys, and possible onsite management.
10. **New Business:**
	1. **Water Meters –** Nancy G reviewed the water meter issue and requests for information regarding charges. Discussion was had on who pays for water and which meters go to which units.
	2. **Motion to pay bills –** bills will be updated at the future meeting.
11. **Adjourn-** The meeting was adjourned at 12:19P.M.