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, March 24, 2022**

**Time: 12:30 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 owner’s section of the website, tuscanysquarecondominium.org**

**ARC COMMITTEE MEETING**

1. **Call to Order**- The meeting was called to order at 12:30p.m.. Nancy and Mike were present. Jeff was absent.
2. **Discuss current ARC items**- Nancy B reviewed the commercial build out for pet grooming services. Discussion was had on the permit requirements for business types.
3. **Adjourn**- The meeting was adjourned at 12:44p.m.

**AGENDA**

1. **Call to Order-** The meeting was called to order at 12:45p.m. Nancy G, Thom, Nancy B, Mike, Carl, and Marge were all present. Jeff was absent. Also present was Mark Michalek (Leland Management), Skip Brannan (310), Audrey Pahilic (331), Richard Mistarz (318), Robert Duckworth (324).
2. **Owner Comments on Agenda Items-**  Questions on letter to all homeowners in regards to parking,
3. **Approval of Minutes for February 24, 2022-** Mike moves to approve the minutes from February 24th. Thom seconds the motion. All board members were in favor and the motion carried.
4. **Treasure’s Report:**
	1. **Financial Report –** Mark reviewed current budget income statement and current account balances. Discussion was had on aged owners balance report.
	2. **Review of monthly report-** Thom reviewed current cd accounts and converting the Bank of America account into the petty cash account for the paypal balance.
5. **Project update –** Mike reviewed the current open/closed project list on the TIP. Discussion was has on various projects regarding updates/progress.
6. **Hospitality Report –** Discussion was had role of the hospitality committee and possible solutions to meeting with residents.
7. **Landscaping Report –** Carl reviewed the current landscaping project for building 1 and bench installation. Discussion was had on replacement of dead palm tree and diseased hedges.
8. **Compliance/Legislative Update –** Discussion was had on legislative passing 0 bills related to condos.
9. **Unfinished Business:**
	1. **Plumbing-** Discussion was had on open projects related to value shut offs and drain cleanouts.
	2. **DynaFire update on Fire Panel replacement –** Mike reviewed us receiving our permit from the city for the replacement of the fire panel.
	3. **Electric/storage/trash room doors & hardware replacement & paint–** Discussion was had on this under the project update.
	4. **Windows –** Thom updated on progress with getting quotes on window replacement options.
	5. **Lucky Ducts –** Nancy B reviewed the scheduled days of April 13-14 for duct cleanouts.
	6. **Unoccupied units – monitoring –** Nancy G reviewed the created eblast for when residents are going to be leaving their unit unoccupied for an extended period of time.
	7. **Elevator upgrades –** Nancy G discussed options for elevator upgrades both interior and exterior.
	8. **Future of TSQ1 BOD –** Board to send our survey for opinions on how to move forward.
10. **New Business:**
	1. **Garage –** Nancy G updated on attorney opinion regarding purchasing a garage.
	2. **Water Meters –**  Nancy G reviewed progress with commercial units getting own water meters and the information provided from the utilities commission. Discussion was had on the association attorney reviewing it and providing an opinion for direction that the association can take.
	3. **HR –** Discussion was had on personnel wages and potentially adding additional members. Nancy B moves to increase Steve Joyce wages by $5. Carl seconded the motion. Discussion was had on budget effect and potential increase. All board members were not in favor and the motion did not pass. Thom moved to increase Steve Joyce wages by $3 per hour on 4/1/2022 with an agreement that on his 1 year anniversary to get an additional increase of $2 per hour. Nancy B seconded the motion. All board members were in favor and the motion carried.
	4. **Motion to pay bills –** Thom moves to approve the following bills; Mike seconds the motion. All board members were in favor and the motion carried.
		1. Armitage Plumbing- $1,947.15
		2. Armitage Plumbing- $1,125.00
		3. Armitage Plumbing- $4,471.26
		4. Armitage Plumbing- $1,600.00
		5. Armitage Plumbing- $1,600.00
		6. DynaFire- $319.50
		7. Sheila Watson- $50.00
		8. Steve Joyce Handyman- $5,050.00
		9. Becker- $183.00
		10. Lynch Oil- $194.43
		11. Ken Garguillo- $245.00
11. Adjourn- The meeting was adjourned at 3:13P.M.