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, April 28, 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 12:48P.M.
2. Discuss current ARC items- Nancy B reviewed unit 223 replacing their floors and unit 428 replacing their front door lock.
3. Adjourn- The meeting was adjourned at 12:49P.M.

**AGENDA**

1. Call to Order- The meeting was called to order at 12:50P.M. Nancy G, Nancy B, Mike, Thom, Marge, and Carl were all present. Jeff was absent. Also present were Mark Michalek (Leland Management), Audrey Pahlic (331), and Bob and Jimmi Duckworth (324), Richard Mistarz (318).
2. Owner Comments on Agenda Items- No comments from residents.
3. Approval of Minutes for March 24, 2022- Mike moves to approve the minutes from 3/24/22 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 reviewed the current financial, income/expense report, and delinquent report.
   2. Review of monthly report & local petty cash checking account - Thom reviewed the opening of the new bank account for the paypal funds.
5. Project update – Mike reviewed the TIP project list report. Discussion was had on all open projects and progress made on each.
6. Hospitality Report – Remove from agenda.
7. Landscaping Report – Carl reviewed the current open landscaping project. Discussion was had on replantings, river rock, flowers in front of entrance.
8. Compliance/Legislative Update – Nancy G reviewed violation notices sent. Nancy G reviewed pending/passed legislative items. Discussion was had on amending rules pertaining to flags to match the statute.
9. Unfinished Business:
   1. Plumbing- Nancy G reviewed progress with the installation of shut off values and clean outs.
   2. Lucky Ducts final report– Nancy B updated on lucky ducts
   3. Unoccupied units – monitoring – Nancy G reviewed the online form and notice to all residents. Forms will be live and eblasted to all residents on 4/28/22.
10. New Business:
    1. Insurance – Property renewal motion to accept proposal– Nancy G reviewed the 2022-2023 property insurance renewal. Nancy G moved to approve the insurance renewal proposal; Thom seconded the motion. All board members were in favor and the motion carried.
    2. Condo Questionnaire – Nancy G reviewed the process for condo questionnaire requests and the changes for Fannie May and Freddy Mac requests.
    3. Cleaning - Nancy G reviewed molly maids service and proposal to review for new cleaning services.
    4. Roofing Contractor – Nancy G reviewed the new roofing contractor in place since AW terminated the relationship.
    5. Social – Nancy G reviewed restarting the social events for the community. Discussion was had on what event to begin with.
    6. Motion to pay bills – Carl moves to approve the following invoices. Mike seconded the motion. All board members were in favor and the motion carried.
       1. Becker- $2800
       2. DynaFire- $271.58
       3. Sherwin Williams- $206.07
       4. Armitage- $1800
       5. Armitage- $1237.50
       6. KONE $2541.86
       7. Shiela Watson- $500 total
       8. SKJS Construction $720
       9. A Greener Florida- $2065.00
       10. Servpro- $1917.74
       11. Advanced Generators- $218.67
       12. Dynafire- $34,155.00
11. Adjourn- The meeting was adjourned at 2:34P.M.