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, May 26, 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- Non
2. Discuss current ARC items.
3. Adjourn

**AGENDA**

1. Call to Order- The meeting was called to order at 12:32P.M. Nancy G, Nancy B, Marge, Carl, Mike and Thom were present. Jeff was absent. Also present were Mark Michalek (Leland), Skip Brannan (310), Audrey Pahlic (331), and Richard Mistarz (318).
2. Owner Comments on Agenda Items- Question was asked regarding the extra key fobs being issued.
3. Approval of Minutes for April 28, 2022- Thom moved to approve the minutes from 4/28/22 board of directors meeting minutes. Mike seconded the motion. All board members were in favor and the motion carried.
4. Treasure’s Report:
	1. Financial Report - Mark reviewed the current balance sheet, income/expense report, and delinquency report. Discussion was had on delinquent accounts.
	2. Review of monthly report & local petty cash checking account – Thom reviewed moving of the paypal funds into the operating account.
5. Project update – Mike (Report on TIP)- Mike reviewed the current open projects via the TIP. Discussion was had on the door cleaning projects and the plumbing shut off project.
6. Landscaping Report – Carl updated on all open landscaping projects. Discussion was had on the landscaping contract renewal and issues with the current staff with our current vendor. Carl moves to approve the hiring of Dave and Diane to be the landscaping vendor in the amount of $1600 per month. Mike seconds the motion. All board members were in favor and the motion carried.
7. Compliance/Legislative Update – Nancy G updated on current status of Legislative process.
8. Unfinished Business:
	1. Plumbing- Nancy G updated on the scheduling of the plumbing projects.
	2. Cleaning – Nancy B reviewed Steve Joyce LLC cleaning proposal. Nancy B moved to terminate Molly maids and hire Steve Joyce LLC for cleaning services beginning 6/1 in the amount of $480 per week. Carl seconded the motion. All board members were in favor and the motion carried.
	3. Memorial Day cookout – Nancy B updated on the cookout being cancelled for 5/27/22.
9. New Business:
	1. ATT – elevator phones – Thom reviewed options related to swapping out telephone services for the elevator phones. Discussion was had on installing new hardware in order to make the switch to IP phone service.
	2. TSQ1 future – Discussion was had on remaining terms and officers of the board. Discussion was had on management service changes.
	3. Motion to pay bills – Nancy G moved to pay the following bills. Nancy B seconded the motion. All board members were in favor and the motion carried.
		1. Steve Joyce Handyman Services - $6,725.00
		2. DynaFire - $5,796.00
		3. Ace Enterprises - $6,311.00
		4. Armitage Plumbing - $1,612.00
		5. SKJS Construction Services - $480.00
		6. Becker - $487.00
		7. DynaFire - $798.75
		8. Brown & Brown - $73,677.50
10. Adjourn- The meeting was adjourned at 2:11P.M.