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, September 22, 2022**

**Time: 12:30 PM**

**Place: Leland Management – This is a virtual zoom meeting, and no one will be present at a physical location.**

**The Zoom meeting ID is 83083704007 and the Passcode is 395081. This information can also be found in the owner’s section of the website, tuscanysquarecondominium.org**

**ARC COMMITTEE MEETING MEETINGS**

1. Call to Order- No meeting for the month.
2. Discuss current ARC items.
3. Adjourn

**MEETING MINUTES**

1. Call to Order – The meeting was called to order at 12:32P.M. Nancy B, Nancy G, Thom, Carl and Mike were all present. Jeff was absent. Also present was Mark Michalek ( Leland Management), Skip (310), Pahlic (331), Mistarz (318), Wilary ( ), Miller ( ), Trudy ( ).
2. Owner Comments on Agenda Items- Question was asked regarding drainage pipes, employment status of maintenance tech, gate/access questions, commercial trash disposal,
3. Approval of Minutes for August 25, 2022- Tabled until next month.
4. Treasure’s Report:
	1. Financial Report - Mark reviewed current balance sheet, income/expense statements, delinquency reports.
	2. Review of monthly report & local petty - Thom reviewed current CDs and ICS accounts.
5. Project update – Mike (Report on TIP) reviewed current project list. Discussion was had on any open items.
6. Landscaping Report – Carl reviewed current open landscaping items. Questions were asked about flowers/ irrigation.
7. Compliance/Legislative Update – Nancy G reviewed completing the new condo registration with the state.
8. Unfinished Business:
	1. Plumbing- this was discussed under the project list review for when to be completed.
	2. Ins claim – Nancy G reviewed the status of the open insurance claim.
	3. Broken pipe West walkway – This was discussed under the project list review for a status update.
	4. DynaFire – final inspection – Nancy G reviewed the final inspection and open items.
	5. TSQ1 Mgt Nancy G reviewed the changes to the structure of daily duties. Nancy G moves to accept Brannan Services proposal for $199 per month beginning in January for technical services related to the website, gates, and TIP management. Mike Hatzel seconded the motion. Nancy G, Thom, Mike, Carl, were all in favor, Nancy B abstained from voting. The motion carried 4-1 and the new position will begin on January 1 2023.

Nancy G reviewed the past discussions for an onsite liaison position for day to day operations. Mike moves to create a liaison position beginning on January 1, 2023. Thom seconded the motion. All board members were in favor and the motion carried.

1. New Business:
	1. Text message system – Skip reviewed the trials for a text messaging system. Moving forward a 3rd party service will be used for all text message communication.
	2. Garage doors – Discussion was had on how to handle repairs to the garage door.
	3. 2023 Budget – Nancy G reviewed the changes in draft budget for 2023.
	4. Annual Mtg – Nancy G reviewed the annual meeting being 10/27.
	5. Motion to pay bills – Thom moves to pay the following bills. Nancy B seconds the motion. All board members were in favor.
		1. SJKS - $960 for paver work
		2. D.D.C Services- $2500 landscaping enhancement
		3. Becker- $7820 Legal work
		4. Four Seasons Pressure Wash- $5800 soft wash of pavers and railing.
		5. Steve Jouce Handyman Services- $480
		6. Elizabeth Daquilla Unit 417- $900 garage door repairs.
2. Adjourn- The meeting was adjourned at 2:11P.M.

CLOSED BOARD MEETING

**Call to order:** The meeting was called to order at 2:13P.M. Nancy B, Tom, Mike and Nancy G were present. Carl and Jeff were absent.

**Personnel Discussion**- Discussion was had related to employee personnel. Discussion was had on new employees and part time verse full time. Thom moves to hire Atticus Palor part time for 15 hours per week pending his background check clearing. Mike seconded the motion. All board members were in favor and the motion carried.

Discussion was had on job duties for Atticus.

Discussion was had on liaison position that was created.

**Adjournment-** The meeting was adjourned at 2:28P.M.