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, August 25, 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 82642659422 and the Passcode is 506919. This information can also be found in the owner’s section of the website, tuscanysquarecondominium.org**

**Meeting Minutes**

1. Call to Order- The meeting was called to order at 12:33 P.M. Nancy B, Nancy G, Thom, Marge, Carl , and Mike were all present. Jeff was absent. Also present was Mark Michalek (Leland Management), Skip (310), Pahlic (331), Mistarz (318), and Duckworths (
2. Owner Comments on Agenda Items- Questions were asked in regards to building maintenance, liaison positions, and cleaning of the building.
3. Approval of Minutes for July 28, 2022- Mike moved to approve the minutes from the July 28th Board of directors meeting. Nancy B seconded the motion. All board members were in favor and the motion carried.
4. Treasure’s Report:
	1. Financial Report - Mark reviewed current financials and account balances.
	2. Review of monthly report & local petty – No updates.
5. Project update – Mike (Report on TIP) Nancy G reviewed the location of Mike’s report on the tip.
6. Landscaping Report – Carl reviewed open landscaping projects/enhancements. Discussion was had on irrigation issues.
7. Compliance/Legislative Update – No report
8. Unfinished Business:
	1. Plumbing- Nancy discussed
	2. Ins claim – Nancy G
	3. Broken pipe West walkway – Nancy G
	4. DynaFire – final inspection – Nancy G reviewed scheduled final inspection date 9/7.
	5. TSQ1 Mgt – Nancy G reviewed the recent discussions about onsite management. Discussion was presented on an alternative solution for hiring a liaison to bridge the gap the gap between, residents, management, and the board. Discussion was had pros/cons between liaison verse onsite management. Decision was tabled until the next meeting.
	6. Towing – Nancy B reviewed the plan for implementing removal of vehicles and communication to the residents.
9. New Business:
	1. Steve accident – Nancy G reviewed Steve’s accident. Mike moved to agree to pay any out of pocket expenses for Steve related to the accident. Nancy B seconded the motion. All board members were in favor and the motion carried.
	2. 2023 Budget Projects – Nancy G reviewed potential 2023 reserve expenditure projects.
	3. Hurricane preparedness – Nancy G reviewed Hurricane eblasts for to-do lists for potential storms.
	4. Motion to pay bills – Mike moves to pay the following bills. Nancy B seconds the motion. All board members were in favor and the motion carried.
		1. DynaFire- $720.90
		2. DDC Services- $1600
		3. Armitage- $1600
		4. Armitage- $1600
		5. Armitage- $1600
		6. Becker- $360
		7. Armitage- $490
10. Adjourn- The meeting was adjourned at 2:40p.m. and moved into a closed session to discussion employee personnel.