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, July 28, 2022**

**Time: 1:00 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 85938890325 and the Passcode is 509750. This information can also be found in the owner’s section of the website, tuscanysquarecondominium.org**

**ARC COMMITTEE MEETING**

1. Call to Order- 1:00P.M.
2. Discuss current ARC items- Discussion was had on approvals for units 310 and 311
3. Adjourn- The meeting was adjourned at 1:02P.M.

**AGENDA**

1. Call to Order- The meeting was called to order at 1:03 P.M. Nancy B, Marge, Carl, Nancy G were all present. Thom, Mike, and Jeff were absent. Also present was Mark Michalek (Leland Management), Skip (313), Richard (318), Bob and Jimmi (324), Pahlic (331), Kelly (TTCA), Hazen-Hale (225) and Trudy (311).
2. Owner Comments on Agenda Items- Questions were asked in regards to changes in condo laws and parking.
3. Approval of Minutes for June 30, 2022- Carl moves to approve the minutes from June 30th board of directors meeting. Nancy B seconds the motion. All board members were in favor and the motion carried.
4. Treasure’s Report:
	1. Financial Report - Mark reviewed current financials, account balances, and income/expense reports.
	2. Review of monthly report & local petty – Nancy reviewed pending CD renewals/expirations.
5. Project update – Nancy G reviewed possible changes to monthly report and using the TIP more. Discussion was had on agenda items related to the project update.
6. Landscaping Report – Carl reviewed ongoing project with irrigation in order to make sure entire property has irrigation coverage. Discussion was had on open pending enhancements.
7. Compliance/Legislative Update – Nancy G reviewed updates to the changes in Condo laws. Questions were asked regarding impact to the budget and or reserves.
8. Unfinished Business:
	1. Plumbing- Nancy G updated on completing the shutoff valve project.
	2. TSQ1 Mgt – Nancy G reviewed the ongoing research of onsite management. Discussion was had on options and requirements of what would be needed in order to make that switch.
	3. Towing – Nancy B reviewed updating the towing contract. Discussion was had on parking rules and towing guidelines, after hours service vehicle spaces, and TSQ1 vehicle tags.
9. New Business:
	1. Items on walkways – Discussion was had on items in hallways and rule stating specific items are allowed.
	2. Pavers and railing – Nancy G reviewed pressure washing scope of work and bids received. Nancy G moves to accept Four Seasons quote for $5800. Nancy B seconded the motion. Discussion was had on job scope specifics and starting points. All board members were in favor and the motion carried.
	3. Maintenance – Nancy G reviewed the meeting with Geosam and TTCA about maintenance around the building and responsibility of each entities.
	4. 2023 Budget Projects – Discussion was had on 2023 projects and possible enhancement projects.
	5. Motion to pay bills – Nancy B moves to pay the following bills. Carl seconded the motion. All board members were in favor and the motion carried..
		1. D>D>C> Services LLC - $800.00
		2. Steve Joyce Handyman Services - $480.00
		3. Prime Pest Control - $1800.00
		4. Prime Pest Control - $3500.00
		5. DynaFire - $2130.00
		6. SKJS Construction Services - $2080.00
		7. DynaFire - $498.42
		8. Above and Beyond Tree Care - $400.00
		9. DynaFire - $323.98
		10. KONE - $13,942.44
		11. KONE - $3206.03
		12. Above and Beyond Tree Care - $3,800.00
		13. Sheila Watson - $50.00
10. Adjourn- The meeting was adjourned at 3:18P.M.