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, January 26, 2023**

**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 12:32 P.M. Thom, Stan, Mike and Ken were all present. Also present was Vikki Amatucci (Leland Management), Nancy G, Skip (310), Pahlic (331), Mistarz (318), Loretta, Mack Morrison, Jennifer Hart (EXIT Realty) Scott (EXIT Realty), Marge, Kelly Cumming
2. Owner Comments on Agenda Items- Questions were asked regarding building maintenance, parking for commercial property and dumpsters.
3. Approval of Minutes for December 8, 2022- Mike. moved to approve the minutes from the December 8th Board of directors meeting. Stan seconded the motion. All members were in favor and the motion carried.
4. Treasure’s Report:
   1. Financial Report - Vikki reviewed current financials and account balances.
   2. Review of monthly report & local petty – Thom gave a monthly report.
5. Appointment of Board Member – MOTION made by Mike and seconded by Stan to appoint Peter B. to the Board. All Board members were in favor and the motion carried.
6. Landscaping Report – Nancy G gave an update on the irrigation.
7. Compliance/Legislative Update – Nancy G. gave an update.
8. Unfinished Business:
   1. Driveway- Nancy G. gave an update, the cracks have been fixed and the total price was $2,850.84.
   2. Gate Signs – Mike provided an update on the no trespassing signs.
   3. Insurance – Nancy G gave an update on a pending claim for the washout.
   4. Building Cleaning – Nancy G gave an update on the new janitorial company, advised that the company is doing great and no complaints received.
   5. Roof – Nancy G reviewed the roof bid, one additional bid was obtained the Board is reviewing the warranty. **MOTION** made by Ken and seconded by Mike to table the roof approval to the next meeting. All members were in favor and the motion carried.
   6. Fire & Elevator Safety Team – Discussion
   7. Fire Panel Replacement – Nancy G gave an update, final inspection was completed.
   8. Window Cleaning – Nancy G gave an update all the windows have been cleaned, there are 3 windows that are broken and need to be replaced.
   9. New Board Member Certification Class – Mike gave an update.

1. New Business:
   1. Future Board Meetings – Mike gave an update, future meetings will be held in person.
   2. SIRS Reserve Study – MOTION made by Mike and seconded by Stan to approve the SIRS reserve study from Reserve Advisors in the amount of $9,450.00 and $1,800.00 for the appraisal, total is $11,250.00. All members were in favor and the motion carried.
   3. Building Maintenance – Nancy G gave an update.
   4. Becker Law Retainer Renewal – MOTION made by Mike and seconded by Ken to approve the retainer fee of $250.00 for Becker Law. All members were in favor and the motion carried.
   5. Gate Codes – Mike gave an update and discussion was had.
   6. A/C Vendors – Mike gave an update and discussion was had on changing the code for gate/roof access.
   7. Community Newsletter – Discussion was had on sending out a newsletter to the owners.
   8. Committees – Mike gave an update.
   9. Spring Fling – Discussion was had on planning a spring fling.
   10. Elevator Pads – MOTION made by Mike and seconded by Stan to approve the proposal from Shark in the amount of $3,619.00, all members were in favor and the motion carried.
   11. Motion to Pay Bills – Mike moves to pay the following bills. Ken seconds the motion. All members were in favor and the motion carried.
       1. Dynafire - $11,500.00
       2. DMAK Cleaning Services - $1,360.80
       3. Steve Joyce Handyman Services- $9,706.10
       4. Becker - $866.00
       5. Advance Generators - $940.12
       6. ABC Lock & Safe Co, Inc - $1,895.70
2. Adjourn- MOTION made by Mike and seconded by Ken to adjourn the meeting at 3:35pm. All members were in favor and the motion carried.