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, February 23, 2023**

**Time: 6:00 PM**

**Place: 424 Luna Bella Ln Unit 431 New Smyrna Beach 32168**

**Meeting Minutes**

1. Call to Order- The meeting was called to order at 6:04 P.M. Nancy B, Thom, Stan, Mike and Ken were all present. Also present was Vikki Amatucci (Leland Management), and Nancy G, Pete was not in attendance.
2. Owner Comments on Agenda Items- Questions were addressed by the Board from the owners present.
3. Approval of Minutes for January 26 and February 8, 2023- Stan moved to approve the minutes from the January 26, and February 8, 2023 Board of directors’ meetings. Thom 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. Compliance/Legislative Update – Nancy G. did not have an update.
6. Liaison Report – Nancy G gave an update on the elevator pads, roof, railing and expansion joints, building painting, broken windows, and new irrigation company. Victorian Amatucci disclosed to the Board in an open meeting to be recorded in the minutes that the irrigation company Water Systems Irrigation is a company that she is affiliated with and will not be handling the vendor, Stan and Nancy G will be the point of contact and any billing related issues will be addressed by her supervisor.
7. Unfinished Business:
   1. Future Meetings - Nancy B gave an update on future meetings being held at the Church.
   2. SIRS Reserve Study – Nancy B provided an update on the Reserve Study, invoice has been paid and are waiting to be scheduled.
   3. Insurance – Nancy G gave an update on a pending claim for the washout.
   4. Gate Codes – Discussion was had on changing the gate codes will get with Skip to obtain a report on how many times the 0911 code is being used.
   5. AC Vendors – Discussion was had regarding AC vendors and roof access.
   6. Committees – Nancy B discussed the current committees and members.
   7. Spring Fling – Nancy B discussed having a community spring fling and accepted volunteers to help in the planning of this event.
   8. Fire & Elevator Safety Team – Discussion was had and Board members have volunteered to assist in helping with elevator resets.
   9. New Board Member Certification Class – Nancy G. gave an update, all new Board members must complete the certification within 90 days of becoming a Board member.
   10. Gas Line/Propane Tank - Discussion

1. New Business:
   1. Maintenance Employee - Discussion was had on the cost for having a maintenance employee onsite and the cost by Leland to manage the employee.
   2. Building Maintenance – MOTION made Thom and seconded by Stan to approve the month-to-month maintenance contract from DMAK. All members were in favor and the motion carried.
   3. Windows – Discussion was had that the time is approaching for owners to strat replacing their unit windows.
   4. CC Day Care Bus Zone – Mike gave an update and discussion was had regarding the drop off/pick up of the children from the day care.
   5. Motion to Pay Bills – Thom moves to pay the following bills. Ken seconds the motion. All members were in favor and the motion carried.
      1. Skip Brannan Black Coral Creative Solutions - $200.00
      2. Kone - $2,361.75
      3. Kone - $4,603.69
      4. Kone - $1,603.64
      5. Kone - $13,942.44
      6. Reserve Advisors - $1,800.00
      7. Reserve Advisors - $4,725.00
      8. Becker - $3,766.95
      9. D.D.C Services LLC - $2,500.00
      10. Smart Signs - $70.12
      11. Sheila Watson - $50.00
      12. R & R Industries - $43,365.00
      13. DMAK Cleaning Services - $2,097.08
      14. Shark Coatings - $1,809.50
      15. Shark Coatings - $1,809.50
      16. Dynafire - $798.75
      17. Kone - $2,378.31
2. Adjourn- MOTION made by Nancy B and seconded by Mike to adjourn the meeting at 7:58pm. All members were in favor and the motion carried.