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, May 24, 2023**

**Time: 6:00 PM**

**Place: 424 Luna Bella Ln Unit 122 Cross Country Church New Smyrna Beach 32168**

**Meeting Minutes**

1. Call to Order- The meeting was called to order at 6:11 P.M. Nancy B, Thom, and Mike were all present. Also present was Vikki Amatucci (Leland Management) Jessica Cox (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 February 23, 2023- Thom moved to approve the minutes from the February 2, Board of directors’ meetings. Mike 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. provided an update.
6. Liaison Report – Nancy G gave an update on the roof, DMAK cleaning contract, landscaping, tree removal and new irrigation company.
7. Unfinished Business:
	1. SIRS Reserve Study – Mike provided an update on the Reserve Study, Reserve Study was received by management prior to the meeting and will be sent to the Board for review.
	2. A/C Vendors on Site – Nancy G gave an update; new procedure will be put in place and notice to the owners will be sent.
	3. Gas Line/Propane Tank – Tabled
	4. Paint Project – Tabled till the fall when weather conditions are better.

1. New Business:
	1. Insurance renewal – Nancy G. provided an update for the 2023 insurance renewal and discussed the increase.
	2. 2023 Amended Budget Discussion – Jessica Cox provided information on amending the 2023 Budget due to the unexpected increase in insurance premiums. Mailing will be sent to all unit owners.
	3. Cross Creek Discussion – The church has allowed for meetings to be held at the church with an hourly rate of $60.00 an hour.
	4. MOTION made by Nancy B and seconded by Thom to approve Ground Up service agreement for the palms, shrubs and ornamental pruning in the amount of $2,867.10 All members were in favor and the motion carried.
	5. MOTION made by Nancy B. and seconded by Thom to approve Above and Beyond Tree Trimming to remove the dead Washingtonian and tree trimming in the amount of $2,750.00. All members were in favor and the motion carried.
2. Adjourn- MOTION made by Mike and seconded by Thom to adjourn the meeting at 7:56pm. All members were in favor and the motion carried.