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 27, 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 6:07 P.M. Nancy B, Thom, and Mike were all present. Also present was Vikki Amatucci (Leland Management), and Nancy G.
2. Owner Comments on Agenda Items- Questions were addressed by the Board from the owners present.
3. Approval of Minutes for June 22, 2023- Mike moved to approve the minutes from the June 22, 2023, Board of directors’ meeting. 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. MOTION made by Thom and seconded by Mike to approve paying back $30,000.00 to the operating account over a 3-month period. All members were in favor and the motion carried.
5. Compliance/Legislative Update – Nancy G. provided an update.
6. Unfinished Business:
	1. Newsletter – Nancy B provided an update on the monthly newsletter; the Board has asked for volunteers to assist in putting this together.
	2. Liaison Job Description – Nancy B provided an update, there will be an email blast to the owners with the duties that the liaison performs.
	3. Gas Line/Propane Tank – Mike gave an update on the placement of the gas tank.
	4. Paint Project – Tabled to next year.
	5. Elevator Phone Upgrade – Vikki provided an update to the elevator phone lines, Kone will be installing cellular devices in the elevators, once this is complete AT&T service for the elevators will be cancelled.
7. New Business:
	1. Appointment of Board Member – MOTION made by Mike and seconded by Thom to appoint Chris Hale to the Board of Directors. All members were in favor and the motion carried.
	2. Power Wash Building – Nancy G provided an update to the power washing of the buildings.
	3. MOTION made by Mike and seconded by Thom to accept the revised Rules and Regulations. All members were in favor and the motion carried.
	4. MOTION made by Mike and seconded by Thom to approve the tow policy. All members were in favor and the motion carried.
	5. MOTION made by Mike and seconded by Thom to approve the enforcement policy. All members were in favor and the motion carried.
8. Adjourn- MOTION made by Nancy and seconded by Mike to adjourn the meeting at 7:07pm. All members were in favor and the motion carried.