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, December 7, 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 6:02 P.M. Nancy B, Thom, and Mike was 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 October 26, 2023- Thom moved to approve the minutes from the October 26, 2023, Board of directors’ meeting. 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. **MOTION** made by Mike and seconded by Nancy B to approve an $800.00 Christmas bonus to Scott to be paid from petty cash. The motion carried with a vote of 4 to 1, Benita opposed.
5. Appointment of officers - **MOTION** made by Nancy B and seconded by Mike to appoint Chris Halle to the Board of Directors. All members were in favor and the motion carried. **MOTION** made by Nancy B and seconded by Mike to appoint Carl Rogers to the Board of Directors. All members were in favor and the motion carried.
6. Appointment of Officers and Directors – **MOTION** made by Nancy B and seconded by Thom to appoint Mike as President. All members were in favor and the motion carried. **MOTION** made by Mike and seconded by Thom to appoint Nancy B for Vice President. All members were in favor and the motion carried. **MOTION** made by Thom and seconded by Nancy B to appoint Benita to Secretary. All members were in favor and the motion carried. **MOTION** made by Nancy B and seconded by Mike to appoint Thom as Treasurer. All members were in favor and the motion carried**. MOTION** made by Mike and seconded by Thom to appoint Chris, Carl, Paul, and Kenny as Directors. All members were in favor and the motion carried.
7. Compliance/Legislative Update – No Update
8. Unfinished Business:
   1. Paint Project – Mike presented the proposals that were received from the requested vendors, after communication with owners present the Board decided to wait an additional 30 days to obtain more bids. Jason Collins (Unit 416) became irate in the meeting and made accusations against the Board stating they were not doing their fiduciary responsibility to the owners by accepting high bids. Jason Collins continued to yell and use profanity, after several failed attempts at trying to deescalate the situation, the CAM contacted law enforcement.
   2. Elevator Phone Upgrade – Nancy G. provided an update to the elevator phone lines, Kone has scheduled the install.
   3. Irrigation update – Mike provided and update to the irrigation at building 2.
9. New Business:
   1. Scissor Lift – Nancy G provided an update to the purchase of a scissor lift; this will allow for maintenance items to be performed by the onsite maintenance and mitigate costs to the association. Tabled to the next meeting.
   2. 2024 Community Projects – Nancy G. provided an overview of upcoming projects for 2024.
   3. TIP Access – Nancy B. provided information on how to access the TIP and to advise if anyone was having trouble to reach out to her or Skip.
   4. R & R Maintenance Agreement – **MOTION** made by Nancy B and seconded by Mike to ratify the R & R maintenance agreement. All members were in favor and the motion carried.
   5. Workers Comp Insurance – Nancy G provided an update to the workers comp policy.
   6. Board Code of Conduct – Nancy G provided the final version for the Board Code of Conduct that was reviewed by the association’s attorney, all members signed the Board Code of Conduct.
   7. Parking Policy – The Board discussed changes to be made to the Tuscany Square parking policy, final draft will be presented at the next meeting and motion will be made to put the policy in place and begin enforcing towing for vehicles parked in areas that are not designated for parking.
   8. Garage Sale – Nancy B advised of the community wide garage sale that will be held, the permitting cost is $5.00 per unit owner that participates in the garage sale.
10. Adjourn- **MOTION** made by Nancy and seconded by Mike to adjourn the meeting at 7:59pm. All members were in favor and the motion carried.