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 22, 2024**

**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 6:03 P.M. Mike, Thom, Chris and Carl 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 January 25, 2024- Thom moved to approve the minutes from the January 25, 2024, Board of directors’ meeting. Carl seconded the motion. All members were in favor and the motion carried.
4. Treasure’s Report:
   1. Financial Report - Thom reviewed current financials and account balances.
   2. Review of monthly report & local petty – Thom gave a monthly report. **MOTION** made by Carl and seconded by Chris to recategorize line for Skip on the budget, all members were in favor and the motion carried.
5. Compliance/Legislative Update – Nancy G provided an update.
6. Unfinished Business:
   1. Elevator Phone Upgrade – Nancy G. provided an update to the elevator phone lines, Kone has installed the lines and AT&T service has been cancelled for all elevator lines.
   2. Entry/Exit Gate Upgrade – Nancy G. provided an update.
   3. Landscaping Responsibility S Walkway – Currently waiting for opinion from legal.
   4. Paint/Restoration Project – **MOTION** made by Thom and seconded by Chris to redact the meeting minutes from January 25, 2024, and to approve the updated paint bid from ACE Enterprise in the amount of $602,838.00, this is a $50.00 increase from the original approved bid and reflects the painting of the exterior doors. All members were in favor and the motion carried.
   5. Roofing Repair – Nancy G. provided an update on the roofing repairs.
   6. Parking Policy – MOTION made by Thom and seconded by Chris to approve the updated parking policy to reflect a zero tolerance policy, any vehicle parked in a no parking zone will be towed at the owners expense . All members were in favor and the motion carried.
7. New Business:
   1. 2024 Community Projects – Nancy G. provided an overview of upcoming projects for 2024 to include Lucky Ducks Annual Project, paver sealing, electrical outlet installed in the roller room for scissor lift and a community garage sale.
   2. Water Intrusion Update – Mike provided an update to the units with water intrusion and the course of action to repair.
   3. Motion to pay Bills – No bills needing approval at this time.
8. Adjourn- **MOTION** made by Carl and seconded by Thom to adjourn the meeting at 7:15pm. All members were in favor and the motion carried.