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, January 25, 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, Kenny, Paul 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 December 7, 2023- Thom moved to approve the minutes from the December 7, 2023, Board of directors’ meeting. Kenny 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 Kenny to engage Joseph R Michalak, CPA for the year ending December 31, 2023, at a cost of $4,900.00. 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 on 1/24/2024.
   2. Irrigation update – Carl provided an update and spoke on the paved walk way on tract T, Kenny would like for Tuscany Square to pay half the costs to maintain the tract that belongs to Geosam. CAM will engage legal counsel on the subject and has been tabled.
   3. Code of Conduct – Currently waiting for one more member to sign the document.
   4. Paint/Restoration Project – **MOTION** made Thom and seconded by Kenny to approve the paint bid from ACE Enterprise in the amount of $602,788.00. All members were in favor and the motion carried.
   5. Scissor Lift – **MOTION** made by Carl and seconded by Thom to approve the $6,000.00 purchase of the scissor lift. All members were in favor and the motion carried.
   6. Parking Policy – MOTION made by Kenny and seconded by Thom to approve sending the updated parking policy to Scott with Becker Law for finalizing, notice will be sent to owners and the policy will be recorded. 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.
   2. R & R Maintenance Agreement – **MOTION** made by Thom and seconded by Kenny to ratify the R & R maintenance agreement. All members were in favor and the motion carried.
   3. Ratify Gates Update – Mike provided an update to the gates, Skip will test the new system with the current system to ensure all is working.
   4. Water Intrusion Update – Mike provided an update to the units with water intrusion and the course of action to repair.
   5. Board of Directors Training – Mike provided an update to items that need Board involvement and training.
   6. 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 8:01pm. All members were in favor and the motion carried.