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, March 28, 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, 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 February 22, 2024- Thom moved to approve the minutes from the February 22, 2024, Board of directors’ meeting. Kenny 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 Paul and seconded by Chris to have all roof related projects be paid from the reserves. All members were in favor and the motion carried.
5. Compliance/Legislative Update – No update at this time.
6. Unfinished Business:
   1. Appointment of Officers – **MOTION** made by Paul and seconded by Chris to appoint Richard Haughwout to the Board of Directors. All members were in favor and the motion carried. **MOTION** made by Chris and seconded by Kenny to appoint Thom as President, Chris as Vice President and Richard as Treasurer. All members were in favor and the motion carried. Mike submitted his resignation from the Board effective 4/10/2024.
   2. Entry/Exit Gate Upgrade – Nancy G. provided an update.
   3. Landscaping Responsibility S Walkway – **MOTION** made by Carl and seconded by Chris to approve a not to exceed $2,300.00 for the modifications to the south walk way by the bistro. All members were in favor and the motion carried. Mike and Nancy provided an update to the dock and who is responsible for repairs.
   4. Paint/Restoration Project – Mike provided and update to the painting project, a town hall will be held for owners to come and ask questions from the vendor. Painting will begin the first week of May, 2024.
   5. Roofing Repair – **MOTION** made by Kenny and seconded by Chris to approve the quote from R&R Roofing in the amount of $23,082.52 for roof repairs. All members were in favor and the motion carried.
   6. Enhanced Maintenance – MOTION made by Paul and seconded by Chris to approve the proposal from Gulfstream Glass of Volusia County in the amount of $4,285.00 to replace four (4) broken windows, Tuscany Square is responsible for replacing broken windows. All members were in favor and the motion carried.
   7. Parking Rules/Violations – Mike provided an update to the parking policy and the enforcement of the communities’ rules.
   8. Board of Directors Training – Nancy provided an update to the training for the Board members.
   9. Garage Sale – Nancy provided an update to the interest in the community garage sale.
7. New Business:
   1. TTCA Request for Tree Work – **MOTION** made by Thom and seconded by Kenny to approve the TTCA’s request to perform tree work on a Sunday work to begin at 9am. All members were in favor and the motion carried.
8. Adjourn- **MOTION** made by Paul and seconded by Thom to adjourn the meeting at 8:02pm. All members were in favor and the motion carried.