

**TUSCANY SUBDIVISION AT TAMPA PALMS
OWNERS ASSOCIATION, INC.
c/o Management & Associates, Inc.
720 Brooker Creek Blvd., Suite 206
Oldsmar, Florida 34677
(813) 433-2000; (831) 433-2040 (fax)**

**APPROVED
BOARD MEETING MINUTES
JUNE 29, 2010
6:30 PM – YMCA**

I. Certifying Quorum – Call to Order

President Barry Karpay appointed Secretary/Treasurer Debora (Debi) Hudrlik to chair the meeting. Debi therefore called the Board meeting to order at 6:41 PM. A quorum was present with President Barry Karpay, Vice President Frank Messina, and Secretary/Treasurer Debora Hudrlik. Also present were Dominick Scannavino and Lois Bowman of Management and Associates.

II. Proof of Notice of Meeting

Lois Bowman, Community Association Manager, placed an affidavit of record in the file. It was stated by Mr. Rafael Lopez that he did indeed receive the first notice of the meeting despite the fact that the mailing address was incorrect. The Association records have been corrected.

III. Approval of Previous Meeting Minutes - None

IV. Old Business - None

V. New Business

1. Ratification of Management Contract

ON MOTION: Duly made by Barry Karpay, seconded by Frank Messina, and carried unanimously.

RESOLVE: To ratify the management contract executed by the Board President effective May 1 with Management and Associates.

2. Ratification of Pond Maintenance Contract

ON MOTION: Duly made by Barry Karpay, seconded by Debi Hudrlik, and carried unanimously.

RESOLVE: To ratify the pond maintenance contract executed by the Board President effective May, 2010 with Blue Water Aquatics.

3. Ratification of Landscape Contract

ON MOTION: Duly made by Frank Messina, seconded by Barry Karpay, and carried unanimously.

RESOLVE: To ratify the landscape maintenance contract executed by the Board President effective July 1, 2010 with Raymow Enterprises.

4. Ratification of Insurance Coverage

ON MOTION: Duly made by Debi Hudrlik, seconded by Barry Karpay, and carried unanimously.

RESOLVE: To ratify the insurance policy for property, general liability, crime and D&O effective June 1 put in place by broker Advanced Insurance Underwriters.

5. Adoption of 2010 Operating Budget

ON MOTION: Duly made by Debi Hudrlik, seconded by Frank Messina, and carried unanimously.

RESOLVE: To adopt the proposed 2010 operating budget based on 35 units in the amount of \$117.55 monthly per unit, with a \$300 capital contribution at closing, a copy of which is attached hereto.

6. Adoption of Collection Policy

ON MOTION: Duly made by Barry Karpay, seconded by Frank Messina, and carried unanimously.

RESOLVE: To adopt the proposed collection policy for the Association as submitted to the membership along with notice of the meeting, a copy of which is attached hereto.

7. Adoption of Gate Programming Rules and Regulations

ON MOTION: Duly made by Debi Hudrlik, seconded by Barry Karpay, and carried unanimously.

RESOLVE: To adopt the proposed gate programming rules and regulations as drafted and verified by American Access Controls, a copy of which is attached hereto.

8. Adoption of Proposed Changes to HOA Documents

ON MOTION: Duly made by Debi Hudrlik, seconded by Frank Messina and carried unanimously.

RESOLVE: To put the proposed HOA document amendments to a vote of the membership at the October 2010 annual meeting, and to mail a copy of those proposed changes to the membership for their review. A copy of the amendments being considered is attached hereto.

9. Adoption of ARC Criteria

ON MOTION: Duly made by Debi Hudrlik, seconded by Barry Karpay and carried unanimously.

RESOLVE: To put the adoption of proposed architectural criteria on hold until such time as the Board has received the requested information from Woodside Homes.

VI. Adjournment

ON MOTION: Duly made by Barry Karpay, seconded by Frank Messina and carried unanimously.

RESOLVE: To adjourn the meeting at 6:51 PM.

Respectfully submitted,

Debora L. Hudrlik, Secretary/Treasurer