

**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; (813-433-2040 (fax))**

**APPROVED
SPECIAL MEMBERSHIP MEETING
JUNE 29, 2010**

I. Certifying Quorum – Call to Order

At 6:39 PM, Barry Karpay explained that the agenda contained the Board meeting prior to the special membership meeting because the HOA documents stated that the Board should approve the budget prior to the membership. Barry explained that it might make more sense to hold the special membership meeting first, so that all homeowners' questions could be answered, and they would better understand the contracts and issues that the board would be ratifying and approving. He reiterated, however, that we would desire unanimous approval from those present to do so. Barry also appointed Secretary/Treasurer Debora (Debi) Hudrlik to conduct the meeting.

ON MOTION: Duly made by Linda Hawk, seconded by David Matchus, to conduct the special membership meeting first.

RESOLVE: All but Jay Ball were in favor, therefore Debi called the Board meeting to order.

Following the adjournment of the Board meeting, Debi called the special membership meeting to order at 6:54 PM. A quorum of members was established as follows:

92 Declarant owned lots (Standard Pacific at 5 votes each lot)

84 Woodside Homes lots

15 Member owned lots.

Total 191 of 198 owners present in person or by proxy

It was noted that the developer has five (5) votes for each lot owned and will remain in control until the last lot is sold. Lois Bowman and Dominick Scannavino with Management & Associates were also present, and Lois would serve as recording secretary.

II. Proof of Notice of Meeting

Lois Bowman, Community Association Manager displayed the Meeting Notice duly

executed by her and placed it in the Association files.

III. Approval of Previous Meeting Minutes – None

IV. Old Business – None

V. New Business

1. Subdivision Update: A list of accomplishments since Standard Pacific took over was distributed to the members present. Items discussed included the following:

- There are dead landscaping and irrigation issues that will be addressed in the near future.
- Entry lighting will be installed on the signage.
- Pressure washing of front entrance was discussed and this will be evaluated and repaired.
- Repair of cracks in monument will be evaluated and repaired.

2. Approval of Operating Budget. After numerous questions were answered regarding the budget, it was explained that the budget would pass as the Declarant had 5 votes per lot. Therefore, the proxies were collected but not tallied at the meeting. Upon final tally at the management office, there were 548 votes in favor of the budget in the amount of \$117.55 per month and 11 votes against. The Budget was therefore approved by the membership.

3. Collection Policy. There were no questions regarding the collection policy adopted by the Board.

4. Proposed Changes to HOA Documents. Debora explained the reasons for numerous proposed changes to the HOA documents, the most important one being the reduction of the quorum requirement from 40% to 10%. It was also explained that the membership would have to vote on these changes. The status of fencing was discussed, as the HOA documents allow for fencing, but the homeowners present were not in favor of fencing on lots. A motion was made by David Matchus and seconded by Earline Piscitelli to not allow fencing within the community, but before the Chair could ask for a vote, members further discussed that fencing should be allowed on specific lots. Mr. Matchus withdrew his motion. Hence,

ON MOTION: Duly made by Gary Walker, seconded by David Matchus and carried unanimously

RESOLVE: To amend the proposed ARC criteria which allows fencing on all lots to allow for fencing only on specific lots, and have the board present options for the membership's consideration regarding fencing specifications.

At this point Dominic stated that the management company could put together a survey on what owners did and did not like about the community, and we could also poll the

residents on their thoughts regarding fencing, basketball goals, and other proposed changes to the Declaration. It is anticipated that the membership would be asked to vote on these changes at the annual meeting to be held in October.

5. Architectural Criteria. The need for adoption of this material was discussed and it will be finalized upon receipt of information from Woodside Homes.

6. Gate Programming and Rules/Regulations were discussed and the gate is anticipated to open within the next few weeks.

7. Open Discussion: There were numerous questions regarding the management contract, bidding, the need for landscape ARC approval, trees, and landscape specifications. There was strong sentiment that those owners who did not previously maintain their lawn be advised that they will be responsible for bringing their lawn up to par at their own cost, and not that of the Association. The Board agreed.

VI. Adjournment

There being no further business the Chair adjourned the meeting at 8:40 PM, and members were given the opportunity to purchase gate remotes.

Respectfully submitted,

Lois Bowman, Recording Secretary