

**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
ANNUAL MEMBERSHIP MEETING MINUTES
October 19, 2011**

At 6:47 PM Debi Hudrlik called the meeting to order and introduced Roy Harris, Wendy Andrews-Fine and Nick Crook from Valley Crest for a Q & A session regarding Landscape Maintenance. Issues such as mulch borders, hose racks, weeding, irrigation inspections and removal of landscaping from around electrical boxes by either the builder or utility company was discussed. This segment ended at 7:51 PM.

I. Certifying Quorum – Call to Order

Following Valley Crest's departure, a quorum was established as follows:
62 lots present represented by Standard Pacific (Class B)
70 lots via proxy given to Standard Pacific by Taylor Morrison (Class A)
14 lots present of remaining Class A members
2 lots via proxy of remaining Class A members

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 November 30, 2010 Special Members Meeting Minutes.

ON MOTION: Duly made by, Mrs. Piscitelli, seconded by David Matchus and carried unanimously.

RESOLVE: To accept the Special Members Meeting Minutes of November 30, 2010 as submitted.

IV. Old Business

None

V. New Business

- Debi discussed the Fencing Criteria and explained adding (3) additional lots to the current mix to prohibit pedestrian traffic from entering the community from Tampa Palms Boulevard. A show of hands was asked from homeowners present for their approval/disapproval. There were 146 of 148 votes either in person or via proxy in favor of allowing fencing on the rear only of lots 67, 68 and 69. A total of 132 votes were required in order to pass the amendment. An amendment to the Declaration will be drafted and ratified by the Board on October 20, 2011.
- Debi discussed the proposed 2012 Operating Budget and explained that funds were added for irrigation replacement for all controllers located on the exterior of the building, and funds reduced for landscape replacements pursuant to the HOA documents. The Board will meet October 20, 2011 to review and approve the 2012 Operating Budget with an assessment of \$120.00 per month, and the initial fee and resale contribution remaining at \$300.00 each.
- Debi discussed the need for the proposed Architectural Resolution due to issues experienced in another community. The Board will adopt the resolution for Tuscany as well. This resolution shall serve as a stop-gap and shall prevent any homeowner from installing any improvement that has not been previously approved by the Board and added to the approved criteria of the Association. Debi explained we have not experienced any problems at Tuscany up to this point, but the adoption of the resolution will protect the Association in the future.
- Debi explained there were 66 homeowners residing in Tuscany and 17 additional homeowners by the end of the year were anticipated.
- The removal of sock drains from the storm water inlets was addressed by Debi. Taylor Morrison was recently fined because the sock drains were not in place at the time of a County inspection. Debi requested under no circumstances should any owner remove these sock drains from the storm water inlets during the construction period.
- Debi explained some homeowners have violated the EPS guidelines and have cleared out areas behind their homes and have extended into the protected wetland buffer areas.
- Debi asked homeowners to please be on the lookout for any suspicious activity, and if they see something, please contact the City of Tampa Police Department Immediately.

- Debi discussed parking in the street. After a discussion with the attending association members it was suggested to await additional input from the membership and further monitor the parking situation before officially adopting the drafted towing policy. Debi will send out to all homeowners asking for their feedback.
- Discussion of Possible Special Assessment for Signage Repairs was discussed. Management (Lois Bowman) will obtain bids and submit to Board for consideration. It was suggested that Tuscany consider utilizing the same contractor used for Tampa Palms Areas 1 and 2.
- Debi addressed the community survey and asked everyone to fill out and return per the instructions.
- Open Discussion- Several homeowners were concerned about the deterioration of the front signs and sidewalks. Lois Bowman/Property Manager will look into this as addressed in the above notes. Additionally, trash in the ponds was a concern as well as alligators.

VI. Adjournment

ON MOTION: Duly made by Ann Reynolds, seconded by Mrs. Piscitelli and carried unanimously.

RESOLVE: To adjourn the meeting at 8:56 PM.

Respectfully submitted,

Lois Bowman, Recording Secretary