

**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 MINUTES  
ANNUAL MEMBERSHIP MEETING  
NOVEMBER 30, 2010**

At 6:30 PM, Debi Hudrlik introduced guest speaker Claudio Ortiz with Raymow Enterprises, the HOA landscape contractor. A general Q&A session and issues of concern took place. The entire property was fertilized and pesticides utilized on 11/29/10. The next scheduled fertilization will be in February. Specific homeowner concerns included the following:

- 16032 Bella Woods – palm tree
- 16056 Bella Woods – look at dying grass, weeding and edging in back
- 16022 – tire marks on drive; continue to trim azalea hedge
- Will builders consider utilizing Argentine Bahia in lieu of St. Augustine?
- Have CDD remove yellow boom from pond at south end of entry
- Fire ants – specifically 16022, 16006 and 16074 – ant control is included in landscape specs and entire property will be treated
- 16080 – check sprinklers and schedule appoint to set controller
- Homeowners would like schedule of services – Board to create a website and post monthly schedule

**I. Certifying Quorum – Call to Order**

At 7:20 PM, Debi Hudrlik, Vice President and Chair, called the annual membership meeting to order. A quorum of members was established as follows:

82 Declarant owned lots (Standard Pacific)  
76 Class A Taylor Morrison lots  
20 Class A other members in person  
4 Class A other members via proxy  
Total 182 of 198 owners present in person or by proxy

Note: The amendments to be voted upon require 2/3 approval of the Class A members. There were 100 out of 116 Class A members represented in person or by proxy.

**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 June 29, 2010 Meeting Minutes**

**ON MOTION:** Duly made by David Matchus, seconded by Scott Barnett and carried unanimously

**RESOLVE:** To accept the June 29, 2010 meeting minutes as presented.

### **IV. Old Business – Architectural Criteria**

The criteria were briefly discussed and Woodside homeowners were apprised that their mailboxes would need to conform to the adopted criteria, and that their irrigation controllers would need to be relocated to the exterior of the home in order for the HOA to be fully responsible for care. The Board offered to get volume pricing from the Standard Pacific contractors to perform this work at a possible savings to the owners, and owners will be given an opportunity to have the HOA perform this work on their behalf and reimburse the HOA, or move forward with having the work done on their own accord. It was also noted that Woodside Homes did not provide to the HOA as requested any architectural criteria for their homes; therefore, all members will follow the criteria provided by Standard Pacific and Taylor Morrison as adopted by the Board of Directors.

### **V. New Business**

1. Discussion of Proposed Changes to HOA Documents – a lengthy discussion took place regarding the proposed changes to the Declaration and By-laws, and the membership was provided with copies of further changes as suggested by Taylor Morrison. After much discussion:

**ON MOTION:** Duly made by Scott Barnett, seconded by Bonnie Yegidis and carried.

**RESOLVE:** Regarding Article VI, Section 1 of the Declaration, keep the original language utilizing the word “shall” rather than “may”, and to add that all applications shall either be hand delivered with a receipt obtained to the official address of the Association, which is the management company, or mailed via certified mail, return receipt requested. Furthermore, if the NCC does not respond within 30 days, the plans shall be deemed approved.

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

**RESOLVE:** To also amend Article II, Section 12 of the By-laws regarding action without a meeting to reflect that such consent shall have the same force and effect as a majority or the required percentage of the members (rather than unanimous) vote of the members. Note: This change will need to be approved by the Association attorney prior to amendment, as the Board has concerns about compliance with Florida Statutes.

**ON MOTION:** Duly made by Gary Walker, seconded by Bonnie Yegidis and carried.

**RESOLVE:** To amend Article II, Section 10 of the by-laws to reflect a new quorum of 30% (reduced from 40%), rather than the Board proposed 10%.

2. Discussion of 2011 Operating Budget. It was explained that the budget remained the same as 2010; however, an option was provided to mow the lawns with push mowers rather than riding mowers at an increased cost of \$16.00 per unit per month.

3. Appointment of Tally Supervisors – Jeff Hahn and Debbie Pearn of Management & Associates were appointed at the tally supervisors. All members cast their ballots.

4. Open Discussion:

- Mac McCraw with Taylor Morrison stated that their model should be open the first few weeks of February. There were concerns from Woodside owners regarding the size of the homes, the exterior paint colors, pavers to be utilized, and the pricing. Mac indicated he would get more specific information and forward to the HOA for publication in a newsletter to the owners. There was an inquiry whether the floor plans could be posted on the TM website.
- Other concerns of the owners included:
  - ✓ Nails in the road
  - ✓ Trash in the ponds and care of vegetation
  - ✓ Mowing of vacant homesites
  - ✓ Beautification of entry landscaping in the spring
  - ✓ ARC applications not being returned after receipt acknowledged
  - ✓ Riding mowers and speeding – need to slow down and make wider turns
  - ✓ The lighting on the keypad for the gated entry is not bright enough and as of Sunday, November 27 owner gate codes and remotes became intermittently dysfunctional. The gate company was immediately contacted and the entry gates will remain open until this issue can be resolved.

5. Announcement of Voting Results. All proposed changes on the ballot along with the amendments per the motions above were passed; the budget of \$117.55 per month utilizing riding mowers passed, and the no fencing amendment passed. A copy of the tally sheet is attached hereto.

## VI. Adjournment

There being no further business,

**ON MOTION:** Duly made by Susan Algaetini, seconded by Karen Matchus and carried unanimously.

**RESOLVE:** To adjourn the meeting at 8:55 pm.

Respectfully submitted,

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Lois Bowman, Recording Secretary