

**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)**

**BOARD MEETING MINUTES
NOVEMBER 30, 2010
8:30 PM – YMCA**

I. Certifying Quorum – Call to Order

Following adjournment of the annual membership meeting at 8:55 PM, Debi Hudrlik, Vice President and Chair, called the Board of Directors meeting to order at 9:15 PM. Also present was Barry Karpay, President. Frank Messina, Secretary/Treasurer, was not present. A quorum was established.

II. Proof of Notice of Meeting

Lois Bowman, Community Association Manager, had placed an affidavit of record in the file, as this meeting was noticed along with the annual membership meeting.

III. Approval of June 29, 2010 Board Minutes

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

RESOLVE: To accept the Board minutes of June 29, 2010 as submitted.

IV. Old Business – Architectural Criteria

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

RESOLVE: To adopt the architectural criteria as distributed to the members, utilizing the Option “A” “no fencing on any lots other than Lots 5, 6, 7, 106 and 107” criteria as approved by the members 97 to 3 at the annual meeting. A copy of the approved criteria is attached hereto and will be mailed to all members.

V. New Business

1. Approval of 2011 Operating Budget

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

RESOLVE: To adopt the 2011 budget in the amount of \$117.55 per month utilizing riding mowers as approved by the membership 99 to 0 at the annual meeting. The capital contribution for 2011 shall remain at \$300.00.

2. Approval of Changes to HOA Documents

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

RESOLVE: To adopt the numerous amendments to the Declaration and By-Laws as approved by the membership at the annual meeting, with the proposed change to Article II, Section 12 of By-Laws contingent upon final approval of Association attorney. A copy of the tally sheet showing the voting results is attached hereto.

3. Review of Landscape Bids

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

RESOLVE: To remain with Raymow Enterprises as the landscape contractor for the Association.

VI. Adjournment

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

RESOLVE: To adjourn the meeting at 9:25 PM.

Respectfully submitted,

Debora L. Hudrlik, Vice President