

**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
OCTOBER 20, 2011**

I. Certifying Quorum – Call to Order

The Board of Directors Meeting was called to order by acting chair and Vice President/Secretary, Debi Hudrlik, at 3:37 PM. Also present was Barry Karpay, President. Neither Frank Messina, Treasurer, nor any homeowners were 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 November 30, 2010 Board Minutes

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

RESOLVE: To accept the Board minutes of November 30, 2010 as submitted.

IV. Old Business – Architectural Criteria - None

V. New Business

1. Approval of 2012 Operating Budget

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

RESOLVE: To adopt the 2012 budget in the amount of \$120.00 per month, with the initial fee and resale contribution for 2012 remaining at \$300.00 each.

2. Approval of Revised Fencing Criteria & Amendment to Declaration

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

RESOLVE: Pursuant to a vote of the membership at the October 19 annual meeting, to amend the Architectural Criteria allowing for fencing on the rear of lots 67, 68 and 69.

3. Approval of ARC Resolution

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

RESOLVE: To adopt the attached Architectural Resolution for the Association.

4. Discussion of Possible Special Assessment for Signage Repairs.

Management to obtain bids and submit to Board for consideration.

5. Proposed Towing Policy

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

RESOLVE: To await additional input from the membership and further monitor the parking situation before officially adopting the drafted towing policy.

VI. Adjournment

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

RESOLVE: To adjourn the meeting at 3:50 PM.

Respectfully submitted,

Debora L. Hudrlik, Vice President