

**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 Board Meeting Minutes  
April 11, 2013**

**Model Home  
7876 Tuscany Woods Drive**

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

The Tuscany Board Meeting was called to order at 1:00 PM by acting chair, Debi Hudrlik, Vice President of the Association. A quorum was established with Jay Krause, Treasurer. Barry Karpay, President was not in attendance.

**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.

**II. Approval of October 24, 2012 Board Meeting Minutes.**

**ON MOTION:** Duly made by Jay Krause and seconded by Debi Hudrlik and carried unanimously.

**RESOLVE:** To accept the Board Members Meeting Minutes of October 24, 2012 as submitted.

**Treasurer's Report:** Jay Krause reported all income and expenses were in order and there were no open issues or questions.

Debi opened the meeting to the homeowners to address anything on the agenda.

**III. Old Business: None**

**IV. New Business**

Items that were discussed including the following:

- a. Debi explained the community sidewalks at the main entrance of Tuscany subdivision and their need for repair. (2) Bids were presented.

**ON MOTION:** Duly made by Jay Krause, Seconded by Debi Hudrlik and carried  
**RESOLVE:** Move forward with the repair of community sidewalks at the main entrance of Tuscany subdivision.

- b. Monument flower box repair was presented with bids. This was discussed and tabled for further bids. Lois was asked to look into the cost for additional bids using bricks and will present to the board (4) days before the May 23<sup>rd</sup> meeting.
- c. Monument Foam Cap replacement and bids were discussed and tabled for future discussion with additional bids.
- d. Debi explained the Original Developers process for dredging certain ponds in the community and permits that must be issued before any work is done and explained the process.
- e. Debi discussed Bella Wood Entry Fence Replacement. Lois will acquire bid for future replacement.
- f. Debi explained Bella Woods Entry Irrigation Upgrade
- g. Debi explained Perimeter Wall Painting/Ivy. Debi explained the Ivy and maintenance situation. Explained there would be no way to keep plants from growing in between bushes. This was tabled for future discussion.
- h. Bella Woods Entry Landscape Upgrade was discussed. Lois will contact Valley Crest requesting other suggestions. Several options. were discussed, but this was tabled for future meeting.
- i. Debi discussed parking overnight. Debi discussed 2/3% 67 would need to vote on this enforce and permit towing.
- j. No Soliciting Signs have been posted at front entrances.
- k. There was a discussion on recent violations.
- l. Gundel Law Group was discussed for future legal Council. This was tabled for future discussion.
- m. Next Board Meeting has been scheduled May 23, 2013 at 1:00PM

**ON MOTION:** Duly made by Jay Krause, seconded by Debi Hudrlik and carried Unanimously.

**RESOLVE:** To move forward with Creative lighting Proposal to Repair, prime and paint the decorative monument wall arches, and four (4) large decorative caps on both monuments at each entrance. The Board is hoping this will last (1) to (2) years until future repair is required.

**ON MOTION:** Duly made by Debi Hudrlik, seconded by Jay Krause and carried unanimously.

**RESOLVE:** To adjourn the meeting at 3:05PM.

Respectfully submitted,

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Lois Bowman, Recording Secretary