

**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))**

**Board Meeting  
May 23, 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 April 11, Board Meeting Minutes.**

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

**RESOLVE:** To accept the Board Meeting Minutes of April 11, 2013 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 asking for homeowner's comments or issues.

- a. Debi explained the Waste Management entry problem into the community was on Waste Management's end, having tried entry into the community herself and did not have a problem. Hopefully this has been corrected for any future problems. Should there be a future problem they were requested to e-mail Lois or Jessie at Management and Associates.
- b. There was a question when large garbage cans would begin being used in the community. Debi mentioned she heard from a homeowner there possible will be several sizes available for senior citizens, but this was only heard from a homeowner.
- c. One homeowner mentioned receiving other homeowner's mail, but this possible was a sorting problem with the post office.

### **III. Old Business:**

Items that were discussed including the following:

- a. Debi explained the community sidewalks recent repairs.
- b. Monument Foam Cap replacement and additional bid was discussed. Foam vs Brick. Debi discussed a recent bid for a brick cap of \$600 per monument costing the association a total cost of \$2,400 explaining there would be one layer of brick, but this could be changes should the Board wish in the future.

**ON MOTION:** Duly made by Jay Krause, Seconded by Debi Hudrlik and carried

**RESOLVE:** Move forward with the proposal from (Bricks by The Mile) in the amount of \$2,400 for (4) Brick Monuments.

### **IV. New Business**

Items that were discussed including the following:

- a. Bella Woods Entry replacement Bids for the Pedestrian Gate (South entry were presented) Debi explained both bids and asked Lois to contact Ornamental Design and Mcconnie Fence making sure we were comparing “apples to apples” and get back with her. Ornamental Design cost is \$6,724 and Mcconnie Fence is \$6,475. This was tabled until further comparison.
- b. Perimeter Wall painting/ivy was addressed and explained again. This tabled for future decision.
- c. Bella Woods Landscape Entry Upgrade was discussed and the additional proposals. After discussion it was decided to put on the Turn Over agenda for homeowner’s opinion. Jay will be contacting Valley Crest for additional landscape information. Debi and Barry will refrain from making a decision on this and leave it up to the homeowners for future decision.
- d. Grundel Law Group was discussed and their legal services. They agreed to reduce their hourly services to \$200 dollars. Debi explained they are a general council and she did not expect the association would have a large need for them in the future. She will request them to be at Turnover.

**ON MOTION:** Duly made by Jay Krause, Seconded by Debi Hudrlik and carried

**RESOLVE:** To sign the contract with Grundel Law Group for their legal services at \$200 per hour.

- e. Debi addressed the CPA Engagement Letter with Bashor & Legendre, LLP. After review the decision was to move forward with their services.

**ON MOTION:** Duly made by Jay Krause, Seconded by Debi Hudrlik and carried

**RESOLVE:** To sign the 2013 CPA Engagement Letter with Bashor & Legendre in the amount of \$1,600

- f. Debi discussed the insurance options with Advanced Insurance Underwriters. Lois was asked to get a bid on the cost to add \$\$13,000 fencing insurance coverage replacement and to call George Whatonville to check on updated replacement cost on the community wall. This will be done and Lois will get back with Debi.

**ON MOTION:** Duly made by Jay Krause, seconded by Debi Hudrlik and carried  
**RESOLVE:** To Move forward with Rockhill when bids come in for additional additions to coverage.

**ON MOTION:** Duly made by Debi Hudrlik, seconded by Jay Krause and carried  
**RESOLVE:** To adjourn the meeting at 3:30 PM.

Respectfully submitted,

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Lois Bowman, Recording Secretary