

**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
December 19, 2016
6:30 PM
10001 Cross Creek Blvd
Tampa, FL 33647**

I. Certifying Quorum – Call to Order for Board Meeting

The Tuscany Board Meeting was called to order at 3:59 PM by Lura Willhite, Secretary. Keith Fulmer, Vice President, Earline Piscitelli, Treasurer, Lura Willhite, Secretary and Patricia Gaggi, Director were present. A quorum was established.

II. Proof of Notice of Meeting

Fay Suber, Community Association Manager, displayed the Meeting Notice and placed it in the Association files.

III. September 19, 2016 meeting minutes were approved as read.

IV. Treasurer’s Report: Earline Piscitelli, Treasurer – presented monthly financial summary.

V. Manager’s Report: Fay Suber, Property Manager – presented manager’s report

VI. Motion: Patricia Gaggi to move \$20,000 from operating account into the reserve fund
Seconded: Lura Willhite
Unanimous

VII. Motion: Patricia Gaggi to amend transfer from operating account to reserve account from \$20,000 to \$10,000
Second: Lura Willhite
Unanimous

VIII. Motion: Patricia Gaggi to have all violations assessed at \$100 per day with the maximum of \$1,000. With a first violation notification with 14 days for compliance and at the 15th day a second notification to have a hearing before the fining committee.
Second: Keith Fulmer
Unanimous

IX. Motion: Keith Fulmer to negotiate a price of \$15,000 with RipTide Pressure Washing to include gates, driveways, sidewalks and walkways
Second: Patricia Gaggi
Unanimous

X. Motion: Keith Fulmer to republish all provisions of the Governing Documents including the Rules and Regulations; including restrictions related to the single family occupation of homes; that we grandfather in any current violations which have not been enforced in the past; and that we fully enforce all future violations, from this point onward
Second: Patricia Gaggi
Unanimous

Discussion:

- Obtain proposals from engineers for certification for traffic enforcement
- Letter to homeowners regarding “single family” dwelling enforcement
- Revisions to the Compliance process and lease application
- Issues with placing a cap on rentals ie should there be a hardship waiver
- Revision of tree trimming proposal to include addresses
- Landscaping: Placing door knockers on doors when using pesticides and data safety sheet

RESOLVE: To adjourn the meeting at 5:55 PM.

Respectfully submitted,

Fay Suber, Recording Secretary

ADDENDUM
ITEMS OF DISCUSSION WITHOUT ACTION

- Orientation Committee
- Compliance Committee: the addition of additional members as a complete representation of the community