

# TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC.

## Minutes of Board Meeting

July 26, 2018 7:00 PM

Life Song Church, 6460 Tampa Palms Blvd, Tampa, FL 33647

### I. **Certifying Quorum – Call to Order for Board Meeting**

The Tuscany Board Meeting was called to order at 6:36 pm. Jay Krause, President, Earline Piscitelli, Treasurer, Lura Willhite, Secretary and Anand Gudaru, Director were present. Richard Fulmer was absent. 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. **Approval of the minutes**

Motion: Lura Willhite moved waive reading of the Board of Directors meeting of May 31, 2018 minutes and the Board of Directors workshop of July 12, 2018 and approve.

Second: Jay Krause

Unanimous

### IV. **Officers Report**

**Treasurer's Report** - Earline Piscitelli requested budget items to be submitted to her Committee so they can be incorporated into the next budget. The new management contract is in the third draft and four proposals are being considered.

**Secretary's Report** - Lura Willhite reminded we are bound to apply Robert Rules of Order to the meeting procedures.

### V. **Committee Report**

**Orientation** –Lura Willhite reported M&A is not offering the information on the new homeowners. Fay suggested a new procedure.

**Speeding** – Anand Gudaru reported the Committee plans to propose stop signs at intersections within the community with an added incentive of police presence.

### VI. **Unfinished Business**

**Reserve Study:** Lura moved to adopt the recommendations of the Finance Committee.

**Second:** Anand Gudaru

**Unanimous**

**Landscaping** - Fay reported the RFP was sent to six companies and the bids will be presented to the Board under a blind bidding process.

**Leasing process** - Fay created a list of potential landlords, presented the application and the letters to be sent.

**Motion:** Lura moved to accept the letters and application.

**Second:** Erl Piscitelli

**Unanimous**

**Motion:** Lura Willhite to add to the rental application the requirement to include a copy of the most recent pay stub.

**Second:** Jay Krause

**Unanimous**

**Motion:** Lura Willhite moved to send a letter to anyone renting their home in Tuscany. The letter will be added to the violations list.

**Second:** Erl Piscitelli

**Unanimous**

**Solar Panel Guidelines** – The Architectural Committee offered a guideline in line with the Florida Statutes.

**Motion:** Erl Piscitelli moved to approve with the addition of the Florida Statute on the guideline.

**Second:** Lura Willhite

**Unanimous**

## TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC.

**Replacement of Monument pillar tops** – M&A presented one bid for changing the tops keeping them foam.

**Motion:** Lura Willhite moved to table until more bids are received.

**Second:** Erl Piscitelli

**Unanimous**

**Camera on gates proposals** – M&A presented two bids for installation of cameras and will get another bid from Frontier.

**Motion:** Lura Willhite moved to table until more bids are received.

**Second:** Jay Krause

**Unanimous**

**Manager Reports after each inspection** – The Board would like to see a report after each inspection. Jay and Lura will created a check list.

**Grant request for benches** – M&A will attend a workshop and afterwards will submit for a grant from Hillsborough County.

**Compliance** – The Violations Log was presented with two properties noted as ready to go to fining.

**Motion:** Lura Willhite move to fine 16050 Bella Woods Drive for unapproved deck.

**Second:** Jay Krause

**Unanimous**

**Motion:** Lura Willhite to remove to the unapproved fence at 7875 Tuscany Woods Drive or go to fining after 14 days.

**Second:** Erl Piscitelli

**Unanimous**

**Modification request for retractable screen door** – Fay presented a request that does not fit the Declarations and therefore denied.

**Motion:** Erl Piscitelli to mulch in the spring (March/April) and include the entire yards.

**Second:** Lura Willhite

**Unanimous**

**Motion:** Erl Piscitelli to hold off on tree trimming until the new landscape contract is in place.

**Second:** Jay Krause

**Unanimous**

Next meeting scheduled for August 16, 2018

Meeting adjourned at 8:45pm

Respectfully Submitted,

---

Fay Suber, Recording Secretary

---

Jay Krause, President