

TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC.

Minutes of Board Meeting

August 16, 2018 6:30 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., Earline Piscitelli, Treasurer, Lura Willhite, Secretary and Anand Gudaru, Director were present. Richard Fulmer and Jay Krause were 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 to waive reading of the minutes of the Board of Directors' meeting of July 26, 2018 and moved to approve.

Second: Erl

Discussion resulted in changing the wording of the motion for the Reserve Study. The motion was revised to say "Move to adopt the revised Reserve Analysis which will fund the reserve amount of \$47,520 for the next five years".

Call to vote resulted in a unanimous vote.

IV. Officers Report

Treasurer's Report - Earline Piscitelli noticed our reserves will be drawn down for upcoming repairs such as gate work and sidewalk repairs.

V. Committee Report

Orientation –Lura Willhite reported we have one home to visit.

Finance – The Committee is planning to move money from one bank to another to ensure the FDIC limit is met. They recommend the mulching of the front and side yards are done along with the tree trimming this year.

Speeding – Anand Gudaru reported the amount needed is not budgeted. They are getting an estimate for additional stop signs.

Architectural – The committee approved the solar panels for 7909 Tuscany Woods Drive.

VI. Unfinished Business

Leasing – A request was denied by Management & Associates because the residents were not a familial unit. The homeowner asked the application to be reviewed. The Board asked the denial to stand. Another homeowner sent in an application, but the lease states the wrong lease term as well as the ability to add a satellite dish in the wrong place.

Compliance – Fay reported letters went out for leased homes to gather the items required. Thirty-three homes were notified they had until August 23rd to send in the information.

Yards at 16034, 16032, and 16030 Bella Woods Drive all have continued violations. Fay is personally working with them to correct the issues. The Board instructed M&A to send out letters and to outline exactly what violation is to be corrected.

Landscaping RFP bids – Fay at M&A has met with 4 companies and walked the property. The RFPs will be opened on the August 30th by the Landscaping Committee.

Tree Trimming – The Finance Committee recommends the trimming be done in this calendar year.

Manager's Inspection Report form – The Board reviewed in advance of the meeting and agreed the form had merit. It was given to Fay/M&A to review for viability with their work process. This is an item that will be included in the next management contract.

Manager's Report –

1. Monument repairs – Research has found all companies use the foam caps. We have a quote of \$4600. Tabled for more information including the quote to include the arches and the expected lifespan.
2. A bid for painting of poles, gates and railings was presented.

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Motion: Anand moved to take this bid to the Finance Committee to review and bring the suggestion back to the Board.

Second: Lura Willhite

Unanimous

New Business:

Motion: Lura moved in preparation for the Annual Meeting to have all the documents to be sent to the homeowners for the Annual Meeting to be provided to the Board at the next Board meeting.

Second: Anand

Unanimous

Review of the Management Company proposals to date.

Erl stepped through the process of selecting who the Committee will interview including specifics of phone call interviews, and their processes. She presented a grid of the comparisons. The Committee will set up in person interviews for each company.

Motion: Lura moved to have one company taken off the list of choices.

Second: Anand

Unanimous

Next meeting scheduled for September 20, 2018

Meeting adjourned at 7:57 pm.

Respectfully Submitted,

Lura Willhite, Association Secretary

Fay Suber, Association Manager