

# TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC.

**Minutes of Board Meeting  
September 20, 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 6:35 pm. Jay Krause, President, Earline Piscitelli, Treasurer, Lura Willhite, Secretary and Anand Gudar, Director were present. Richard Fulmer attended by phone. 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 August 16, 2018 and moved to approve.  
**Second:** Erl  
**Call to vote resulted in a unanimous vote.**
- IV. **Officers Report**

**Treasurer's Report** - Earline Piscitelli notes we have \$16,000 in prepayments of homeowners' fees and a home that is going into foreclosure, a lien was placed for the outstanding fees.
- V. **Committee Report**

**Orientation** – Lura Willhite reported one move-ins and outs and scheduling of visits.  
**Budget** – The Committee met to set the budget with concerns about the amount of the landscaping fees. They will offer a budget when those fees are defined. The Chairman created a spreadsheet to show the effect on the bottom line with the current landscaping bids.  
**Speeding** – Anand Gudar reported the amount needed is \$1500 for stop signs placed to make 4-way stops. He also reported the committee wants to paint the speed limit on the road, instead of signs; as well as, reflecting tape on the gate. Lura also gave a suggestion of the Committee to have a “stop speeding day” to help awareness with signs.  
**Motion:** Anand moved to include \$2000 to assist in speeding control effort in the budget.  
**Second:** Jay  
**Call to vote resulted in a unanimous vote.**
- VI. **Unfinished Business**

**Manager's Report –**

  1. **Violations report –**
    - a. One homeowner is requesting a meeting with the Committee as a result of their concerns of the Florida friendly yard in statutes. The homeowner was present and offered a solution to the problems including the yard cleanup.
    - b. Fay reported the 33 homeowners received letters regarding their leasing status and requirements. She stated several violations were not checked as the weather did not communicate.
    - c. 16050 Bella Woods Drive is working on a permit.
    - d. 7808 Tuscany View Court will go to fining. A complaint was filed with the City for both codes and setback. A second letter was requested by the Board to be sent.
  2. **Security Camera proposals**

Fay has several proposals coming in.  
**Motion:** Lura moved to table the camera discussion until our budget allows for the project to be completed.  
**Seconded:** Jay  
**Call to vote resulted in a unanimous vote.**
  3. **Gate condition**

The gate company recommends to re-solder the gate or replace. The homeowner that hit the gate has been sent a letter to repair the damage but won't be responsible for the other damage.  
Suggestions offered to protect the gate was a speed bump, a control bar, and reflective tape. Jay asked to a cost to repair and one to replace.

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## VII. New Business:

### **Landscaping Bids**

**Motion:** Lura moved the Board to accept the Landscaping Committee's recommendation of Waterside Environmental to become the new company.

**Second:** Jay

**Discussion** resulted in homeowners voicing concerns, opinion of costs, and desire to have performance levels enforced.

**Call to vote resulted in rejection of the motion**

**Motion:** Jay moved the Board to accept the bid from Nature Coast but to renegotiate the bid to include pruning.

**Second:** Lura

**Call to vote resulted in a unanimous vote.**

Erl recommended that Nature Coast to do the pruning and mulching in this calendar year as the budget includes it.

### **Annual Meeting documents preparation**

Fay offered the documents for review and asked the Board to have them back to her by the first of October.

### **Management company change**

Management & Associates sent the President a letter discontinuing their service on November 30, 2018.

Erl reported on the Selection Committee's work done to name a new management company. Before a motion, she wants to review the contract. A targeted agenda meeting was set for October 3 to give the Board the final recommendation.

Next meeting scheduled for October 18, 2018.

Meeting adjourned at 8:15 pm.

Respectfully Submitted,

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Lura Willhite, Association Secretary

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Jay Krause, President