

TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC.

Minutes of Board Meeting October 3, 2018 6:30 PM West Meadows Community Center Targeted Agenda

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

The Tuscany Board Meeting was called to order at 6:30 pm. Earline Piscitelli, Treasurer, Lura Willhite, Secretary and Anand Gudaru, Director were present. Jay Krause was present by phone. Richard Fulmer was absent. A quorum was established.

II. **Proof of Notice of Meeting**

Lura Willhite, Secretary, displayed the Meeting Notice and placed it in the Association files.

III. **Selection of the new management company**

Motion: Erl Piscitelli moved to approve McNeil & Associates as the new property manager and to begin on November 1, 2018.

Second: Lura Willhite

Discussion were detailed questions by the attending homeowners regarding the new company's fees. References for the company were reviewed by the Board and attendees.

Call to vote resulted in a unanimous approval.

After the vote, the transition plan to the new company was discussed including the payment coupons, the welcome package which includes an orientation package to be mailed to the homeowners, and the new website.

We expect full cooperation by Management & Associations as required by their license and state statutes.

Erl and Jay thanked the Committee for their work.

IV. **Selection of the new landscaping company**

Motion: Lura Willhite moved to approve Nature Coast as the new landscaping company

Second: Erl Piscitelli

Discussion included Jay's negotiations with Nature Coast included a 4.7% reduction or \$8400. Anand suggested we stop the automatic payment to BrightView to ensure we receive the items we need, such as the irrigation controller keys, the extra irrigation controllers we purchased in bulk. Jay will bring a full report to the next meeting including the final contract.

Call to vote resulted in a unanimous approval.

Next meeting scheduled for September 20, 2018 with a full agenda.

Meeting adjourned at 6:55 pm.

Respectfully Submitted,

Lura Willhite, Association Secretary

Jay Krause, President