

# TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC.

## Board of Directors Meeting

December 10, 2018, 6:30 PM

Location: West Meadows Community Center

## Minutes

- 1) CERTIFICATION OF QUORUM/CALL TO ORDER - The Tuscany Board Meeting was called to order at 6:33 pm. President Lura Willhite, Vice President Anand Gudar, Treasurer, Earline Piscitelli, Secretary Linda Hawk, Director Kevin Hawley were present. A quorum was established.
- 2) THE MEETING WAS PROPERTY NOTICED with display signs on property by the Association Secretary.
- 3) APPROVAL OF PREVIOUS MEETING MINUTES
  - a) Board Meeting, October 18, 2018 – Motion to approve by Erl Piscitelli, seconded by Anand Gudar and approved unanimously.
  - b) Board Meeting, November 8, 2018 (Election of Officers) – Motion to approve by Erl Piscitelli, seconded by Anand Gudar and approved unanimously.
- 4) OFFICERS' REPORT
  - a) Certification by Board Members that they have read the governing documents – Signed by each and retained by McNeil. Note this satisfies the Florida Statute 720.3033 requirement.
  - b) The Treasurer Erl Piscitelli reviewed the distributed November financials reflecting a YTD Net Income of \$28,222.68. She noted the large irrigation repair bill of \$1730 submitted by BrightView and paid by M&A.
- 5) COMMITTEE REPORTS
  - a) The procedures, list, and guidelines for the committees was distributed and approved by the Board. Motioned for approval by Erl, seconded by Anand, and passed unanimously.
- 6) MANAGER'S REPORT
  - a) Doug Pinner and Jennifer Conti represented McNeil Management Services and noted the agenda contained the items they had to present.
- 7) UNFINISHED BUSINESS
  - a) It was agreed that McNeil would handle all compliance issues current and past.
- 8) NEW BUSINESS
  - a) McNeil distributed the new forms to be used for Community Information Sheet, Landscape and Irrigation Service Request, Gate Programming Information, Lease Application, Estoppel Certificate request, New Tenant Application, Parking Pass, Alteration Application. All forms will be available on the new website when launched.
  - b) Landscape Maintenance changeover to NatureCoast was discussed with the schedule for the first month distributed. The Landscape Committee will monitor the progress and request items through the Board. Any communication to the community will come through McNeil.
  - c) The President signed the Master Collection and Foreclosure Representation Agreement and Covenant Enforcement Agreement, with the Tankel Law Group.
  - d) Anand Gudar discussed a General Communication Matrix to define the process. After discussion, it was agreed changed were needed before approval.
  - e) Lura Willhite distributed a proposal for hardware for signage in the community specifically to replace the portable "realtor style" signs. Linda Hawk motioned to purchase the hardware, and have it installed at three exit gates, Erl seconded the motion and it was approved unanimously.
- 9) Adjournment

Dated: December 10, 2018

  
Linda Hawk, Secretary

  
Lura L. Willhite, President