

# TUSCANY AT TAMPA PALMS OWNERS ASSOCIATION, INC.

March 21, 2019 at 6:30 PM

Location: Compton Place Apartments Meeting Room  
6000 Compton Estates Way, Tampa, FL 33647

## MINUTES

- 1) The meeting was called to order by President Lura Willhite at 6:30 pm. A quorum was met with Vice President Anand Gudar, Treasurer, Earline Piscitelli, Secretary Linda Hawk, Director Kevin Hawley attending. A quorum was established. Also attending were representatives from McNeil Management Services, Doug Pinner and Jennifer Conti.
- 2) The Secretary noted the meeting was properly noticed to the homeowners.
- 3) HOMEOWNER INPUT/COMMENTS ON AGENDA ITEMS – Lisa Kadoski, 7909 Tuscan Woods Drive, mentioned the parking on the common areas. She also asked questions regarding the painting of houses and the approved colors.
- 4) NatureCoast Landscaping attended to introduce themselves to the Board and explain their processes. Nestor Nazario, Owner/President, was there to address any concerns. He addressed the schedule for tree and palm trimming, pest and weed control, fertilizer and monument plantings. McNeil will keep the chemical information sheets on file for any questions.
- 5) A motion was made by Linda Hawk to approve the Board meeting minutes of December 10, 2018, seconded by Erl and approved unanimously with the change of wording Erl requested of “net income”.
- 6) OFFICERS’ REPORT -
  - a) President – Lura reported the changeover of the management company and landscaping company has gone smoothly and thanked the Committees for their work.
  - b) Treasurer – Erl reported the changeover in philosophy of accounting which was illustrated by expenses has now smoothed out.
- 7) COMMITTEE REPORTS –
  - a) Finance – Erl reported we will move \$125,000 to a Money Market but is working to find a financial house that will deal with HOAs. A motion was made to approve the attached Finance Committee minutes by Kevin, seconded by Linda and approved unanimously.
  - b) Landscape - Report attached regarding guidelines for borders on the bed-lines. No action. In discussion, the report was deemed too broad without enough input from committee members. Lura mentioned the Committee needs more information, such as the 10/2011 official court document which gives more parameters. Erl recommends limiting the borders to the suggestions made by NatureCoast.
  - c) Speeding/Parking - Report attached. Discussion covered the placement and size of the paintings on the road of the speed limit. Prices were requested from the Committee along with exact placement and sizes. The Secretary will assist with the education by placing the speed limit in our Notification Boxes on property.
  - d) Modifications Review-Approval – Report attached.
    - i) Paint Palette – We will move to one palette for all homes instead of separating Taylor Morrison and Standard Pacific to ensure consistency of enforcement. The palette has been updated to include the new color names and numbers and is on file at Sherwin-Williams and with McNeil.
    - ii) Discussion of the pan roofs installed without approval, without a permit, and against the Architectural Rules. McNeil will send a letter to the homeowners with lanai roofs identified as non-approved/no permit notifying of them to get a permit. McNeil was authorized to contact our legal counsel to determine our options for older roofs and for moving forward.
  - e) Orientation – Report attached. No action.
  - f) Website – McNeil chose the vendor and implemented the new design. The minutes are loaded in year order.

8) MANAGER'S REPORT

a) Maintenance

- i) A bid was presented to have the walls, monuments and caps repaired, cleaned and painted. McNeil recommended all being done. Lura motioned for the walls to be cleaned, repaired and painted after at least three bids are received, up to the maximum of \$50,680, Erl seconded the motion. Discussion included Erl informing the group that the Reserve Study recommended painting the walls and the HOA has been saving for doing the wall and the reserves support the work. It was noted the interior of the walls will not be painted. On vote the motion was approved unanimously.
- ii) The quote for Oak tree trimming from NatureCoast was reviewed. A motion was made by Lura to table this item as not needed nor funded by Reserves, Kevin seconded the motion and the vote was unanimous.
- iii) Pond maintenance was reviewed. McNeil determined which ponds were our property to be maintained by the HOA. This is a reduction of our total amount that will have to be paid.
- iv) A proposal for the trimming of the woodline will be requested from NatureCoast.

b) Homeowners received about 75 Compliance Notices to instruct them on items to be done. McNeil reported the homeowners are starting to get the work done. Anand noted the notices may be too generic.

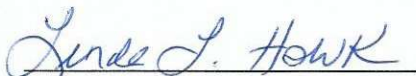
c) Doug reviewed the Compliance Process Flow Chart. The goal of the process is to ensure consistency and legal compliance. The Fining Committee may be eliminated by this process as the violation will go to mediation instead. While the costs to the homeowner will be more, the liability to the HOA will be less.

d) Delinquencies

- i) Late fees brought forward from the previous management company were paid by a majority of homeowners after being notified, but some were challenged by the homeowners. A motion was made by Lura to waive the total final amount of \$308.25, seconded by Erl, and the motion carried.
- ii) Doug updated the Board on the foreclosures and collections. Our attorney, The Mankin Group, is working through collections. There is \$7,577 in outstanding fees.

9) The proposed Communication Matrix by Anand to guide the community and Board was reviewed for a second time by the Board. Discussion determined the matrix was happening naturally and not necessary to officially implement. Anand noted that the Tuscany Neighbors Group Facebook page and newsletter sent out was not official and not part of the HOA communication. Doug discussed options including a HOA official newsletter. It was decided to send the idea down to the Communications Committee.

ADJOURNMENT: Linda made a motion to adjourn, it was seconded by Kevin, and the meeting was adjourned.



Secretary, Linda Hawk

Dated: March 21, 2019



President, Lura Willhite