

TUSCANY AT TAMPA PALMS OWNERS ASSOCIATION, INC.

September 26, 2019 at 6:00 PM

Location: New Tampa Regional Library

10001 Cross Creek Blvd., Tampa, FL 33647-2581

MINUTES

- 1) The meeting was called to order by President Lura Willhite at 6:00 pm. A quorum was met with Vice President Anand Gudaru, Treasurer Earline Piscitelli, Secretary Linda Hawk, and Director Kevin Hawley attending. A quorum was established. Also attending was our Manager from McNeil Management Services, Jennifer Conti.
- 2) Homeowners input:
 - a) Karen Matchus (16020 Bella Woods Drive) commented the 2020 budget should include repairing of the sunken sidewalks.
 - b) Karen Matchus requested the live oaks on the HOA property should be trimmed higher to avoid larger trucks from hitting them.
 - c) Beverly Gilmore (7801 Tuscan Woods Drive) asked we consider benches for the common areas to bring the neighborhood together and provided pictures of benches in areas she has visited.
 - d) Tripti Mehta (16040 Bella Woods Drive) was not in favor of benches believing our green spaces are more important for children to play and does not want to encourage teenagers to have a place to gather.
- 3) Erl Piscitelli moved to approve the Board Meeting, June 27, 2019 minutes. Kevin Hawley seconded and with no discussion, the minutes were approved unanimously.
- 4) OFFICERS' REPORT -
 - a) President
 - i) Lura noted the statistics of the renters including while the rented houses represent only 13%, they are creating 37% of the total violations.
 - ii) Lura motioned to define a tenant "*Tuscany recognizes an unrelated guest staying over 30 days as a tenant.*" and proposed a rule as provided in our Covenants, ARTICLE V: USE RESTRICTIONS AND RULES enforcing this definition. The motion was seconded by Linda Hawk, the motion was approved unanimously.
 - b) Treasurer – Erl presented for the attached budget and moved to approve, Lura seconded the motion. On discussion, Erl explained the increase services to be done in landscaping, retention, security, and legal. The amount will be \$140. Anand questioned using Reserves for specific items and it was explained the Reserves cannot be used for items not reserved. On vote, the motion was approved unanimously.
- 5) COMMITTEE REPORTS –
 - a) Finance
 - i) The Committee has invested in two CD investments: Hancock Whitney Bank for \$125,000 and Suncoast Credit Union for \$160,000. The investments will be reflected on our monthly financial statements.
 - b) Landscape
 - i) NatureCoast's Performance – Four Board members completed the survey. Lura noted the areas NatureCoast will need to improve and motioned to send the survey out to the all homeowners, seconded by Erl, the motion carried unanimously.
 - ii) Increased services to add to the contract – Erl requested trimming of shrubs more frequently April to October, timeliness of feedback on work done on requested items – an automated system should be used, additional weeding in homeowner beds and around HOA trees. Lura will meet with NatureCoast to discuss the turf grass with the goal to improve the turf, get rid of dead spots, and control weeds. Linda Hawk reminded us of the UF Extension Service's analysis stating we are watering out plantings too often. Anand wants the Irrigation Inspectors to complete their work more thoroughly to avoid turf damage.
 - iii) Benches added to Common Areas – Lura moved to add a line item to the Landscaping Survey to add the question of the benches question.
 - c) Modifications Review – Linda Hawk commented on the number of items including painting, installation of solar panels, install gutters, and relocating a satellite dish. Erl asked where legal was on the opinion of the illegal pan roofs and Jennifer Conti reported we had not heard.
- 6) MANAGER'S REPORT
 - a) Maintenance – McNeil is getting three quotes on pressure washing the driveways. Erl asked for us not include the driveways or aprons this time. Lura moved to have the pressure washing done this physical year and

seconded by Linda. The motion carried unanimously.

b) Compliance & Violation Notices

i) Lura read the results of decisions made by email for the record. On July 23, 2019 an email went to each Board member describing in detail the compliance process and who on the Violation Report will go to legal action. By majority vote, 4 out of 5 voted for the motion while the 5th remained silent, therefore consented. It was decided to send anyone in Grade 5 to legal. On August 30, since the first three on the Violation Report who received the Final letter produced no results, it was decided to send everyone on the Violation Report to legal so the process will be more effective. Three Board members responded while two remained silent; therefore consented.

c) Delinquencies

i) Legal filings – We have two homeowners that have received a 20-day demand letter from our attorney. We have several homeowners who have received their Final letter.

7) UNFINISHED BUSINESS –

Election Process – Erl moved to accept the schedule as attached. Linda seconded the motion. On discussion, Anand wanted his election matrix reviewed again. Lura read the minutes from the last meeting which tabled that matrix and mentioned Anand did not schedule the workshop to discuss the election process. Anand asked for explanation on what happens when the proxy is assigned to the “Board” which resulted in consensus that the Board as a whole would have that vote, using a majority vote. On vote the process was accepted unanimously.

8) NEW BUSINESS –

a) Lura moved to create a Security Committee, seconded by Linda, the motion was approved unanimously.

b) Kevin Hawley gave the Landscaping Committee recommendation for the islands in the cul-de-sac. The Board will review and decide in the next budget cycle. Lura thanked the all the Committees for their work and encouraged all homeowners to get involved.

9) ADJOURNMENT was moved by Erl and the motion was seconded by Kevin. The meeting was adjourned.


Secretary, Linda Hawk


President, Lura Willhite

Dated: September 26, 2019

TUSCANY AT TAMPA PALMS OWNERS ASSOCIATION, INC.

Election Process

Order	Item	Date
1	All documents to McNeil for processing mailing: <ul style="list-style-type: none">• Intent form• Agenda• Budget – Final Form• Proxy form	10/11/2019
2	Meeting notice sent (14 days + 3 days mailing): <ul style="list-style-type: none">• Agenda• Budget• Proxy form• Intent form	10/18/2019
3	Intents must be returned	10/25/2019
4	List of candidates and their documents available online <ul style="list-style-type: none">• List of candidates under “Board Election” tab.• Click their name and their documents will come up:<ul style="list-style-type: none">• Intent• Questionnaire• Picture• Resume	10/31/2019
5	Proxies return deadline	11/01/2019
6	Meeting date	11/06/2019

TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOC, INC.

Proposed 2020 Budget

For the Period January 1, 2020 through December 31, 2020

Category	2019 Budget Annual	Estimated 2019 EOY	Proposed 2020 Budget			NOTES
			Annual	Monthly	Mthly/Lot	
INCOME						
Assessment Income	\$326,462	\$326,462	\$332,640	\$27,720.00	\$140.00	
Other Income	\$3,300	\$3,300	\$3,300	\$275.00	\$1.39	
TOTAL INCOME	\$329,762	\$329,762	\$335,940	\$27,995	\$141.39	

OPERATING EXPENSES

Accounting Services	\$4,000	\$2,900	\$2,900	\$242	\$1.22	
Bad Debt	\$200	\$100	\$2,450	\$204	\$1.03	Bad debt on unit being auctioned
Contingency	\$14,192	\$558	\$4,548	\$379	\$1.91	
Corporate Filing	\$61	\$61	\$61	\$5	\$0.03	
Electric	\$19,000	\$19,200	\$19,500	\$1,625	\$8.21	
Gate Maintenance	\$7,000	\$7,000	\$6,600	\$550	\$2.78	
Insurance	\$6,239	\$6,773	\$6,796	\$566	\$2.86	
Irrigation Maintenance	\$12,000	\$6,500	\$6,600	\$550	\$2.78	
Lakes & Waterways	\$5,000	\$2,550	\$5,400	\$450	\$2.27	add \$3,000 for drainage clearance at ponds
Landscape Extras-Mulch	\$25,750	\$25,750	\$26,750	\$2,229	\$11.26	add \$1,000 for additional mulch at islands
Landscape Maintenance	\$141,000	\$180,600	\$146,400	\$12,200	\$61.62	add \$5,400 for additional services
Legal Services	\$1,700	\$1,700	\$6,000	\$500	\$2.53	add \$4,300 for legal opinions required
Management Services	\$27,000	\$27,073	\$27,000	\$2,250	\$11.36	
Payment Coupons	\$0	\$635	\$635	\$53	\$0.27	
Repairs & Improvements	\$9,500	\$1,000	\$12,000	\$1,000	\$5.05	**
Security			\$2,500	\$208	\$1.05	Enhanced security of areas/speeding
Tree Trimming/Removal	\$8,400	\$0	\$13,300	\$1,108	\$5.60	add trimming of trees outside fence
Website	\$1,200	\$1,150	\$600	\$50	\$0.25	
TOTAL OPERATING EXPENSES	\$282,242	\$283,550	\$290,040	\$24,170	\$122.07	

RESERVE EXPENSES

Pooled Reserves	\$47,520	\$47,520	\$45,900	\$3,825	\$19.32	
TOTAL RESERVE EXPENSES	\$47,520	\$47,520	\$45,900	\$3,825	\$19.32	
TOTAL EXPENSES	\$329,762	\$331,070	\$335,940	\$27,995	\$141.39	

Excess Revenue over Expenses

	\$0		\$0			
NUMBER OF UNITS:	198		198			
ANNUAL ASSESSMENT PER UNIT:	\$1,648.80		\$1,680.00			
MONTHLY PER UNIT:	\$137.40		\$140.00			
Total ANNUAL ASSESSMENT Income	\$326,462.40		\$ 332,640.00			

** NOTE: Includes partial sidewalk pressure washing, irrigation of islands, etc