

# TUSCANY SUBDIVISION AT TAMPA PALMS

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OWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
June 25, 2020  
Meeting Minutes  
(Zoom)**

**Call to Order-Certifying of Quorum**

Kevin Hawley called the meeting to order at 6:00 p.m. Board members Keval Brahmbhatt, Linda Hawk, Earline Piscitelli and Norma Reno were also present, therefore a quorum was established. The board verified timely meeting notice. Jennifer Conti represented McNeil Management.

**Approval of Meeting Minutes:** Board reviewed previous meeting minutes.

**On Motion:** Duly made by Linda Hawk, second Keval Brahmbhatt and carried unanimously.

**Resolve:** To waive reading and approve the meeting minutes.

**President Report:** Kevin Hawley provided an update on enhancements throughout the community such as tree trimming along the outside community wall, sidewalk repair and pressure washing and painting of the inside community wall.

**Landscape Committee:** Landscape committee requested a walkthrough with Nature Coast, McNeil Management and the board to address landscaping concerns. Management will coordinate and send update once scheduled.

**Welcome Committee:** Welcome committee continues to send welcome packages to new owners and following social distancing requirements.

**Treasurer Report:** Erl Piscitelli provided an update from the finance committee. Concern was expressed from past minutes regarding the motion made for the cash accounting method vs the accrual method. The date was recorded as 2019 and needs to be recorded as 2018. Erl moved that the minutes recorded for December 12, 2019 be changed accordingly.

**On Motion:** Duly made by Erl Piscitelli, second Linda Hawk and carried unanimously.

**Resolve:** To change December 12, 2019 minutes to record the following; instead of the accrual method stated in the bylaws. This resolution is retroactive to December 1, 2018 and shall be enforced until further declared by the Board; Linda seconded. Motion passed.

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Erl gave an update from the Finance Committee regarding the current CD's. Erl asked that the board authorize the committee to reinvest the \$125,000 CD and add an additional \$25,000, for a total of \$150,000 to be placed into the most profitable instrument available to an HOA.

**On Motion:** Duly made by Erl Piscitelli, second by Norma Reno and carried unanimously.

**Resolve:** To reinvest \$150,000 total to the most profitable instrument available to the HOA.

**Pedestrian Gate Replacement:** Board requested a proposal to install a more durable pedestrian gate at the main entrance. A proposal was provided by American Access. Board requested additional proposals for their review and consideration.

**Dog Waste:** Board discussed concerns expressed by homeowners regarding the amount of dog waste left by pet owners. Board will continue to investigate different avenues to address the issue.

**Election Process:** Linda Hawk expressed concerns regarding the collection of proxies for the annual meeting. Linda Hawk requested the proxy collection be modified.

**On Motion:** Duly made by Linda Hawk, to have all proxies be mailed to the management company by the homeowner in the envelope provided. Only one proxy per household and per envelope will be allowed. Proxies must be received 1 week prior to annual meeting. No proxies will be collected or allowed at meeting.

**Resolve:** Motion not seconded; motion failed.

Board had a discussion regarding homeowners and fireworks on the 4<sup>th</sup> of July. Erl Piscitelli expressed her concerns regarding the state ordinance.

**On Motion:** Duly made by Erl Piscitelli, based on state ordinance, fireworks be banned from community.

**Resolve:** Motion not seconded; motion failed.

## Adjournment

**On Motion:** Duly made by Erl Piscitelli second by Keval Brahmhatt and carried unanimously.

**Resolve:** To adjourn the meeting at 6:49 p.m.

*Kevin Hawley* 10/26/20  
Prepared by Manager on behalf of Secretary