

TUSCANY SUBDIVISION AT TAMPA PALMS

OWNERS ASSOCIATION, INC.

Board of Directors Meeting September 24, 2020 Meeting Minutes (Zoom)

Call to Order-Certifying of Quorum

Kevin Hawley called the meeting to order at 6:00 p.m. Board members 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 Erl Piscitelli, second Norma Reno and carried unanimously.
Resolve: To waive reading and approve the meeting minutes.

President Report: Kevin Hawley provided an update on two board members that had moved out of the community, therefore leaving two vacant spots to be filled by the Board of Directors. Kevin gave an update on the walkthrough with Nature Coast, addressing landscape concerns and overall performance.

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

Treasurer Report: Erl Piscitelli provided an update regarding the treasurer report. The finance committee reviewed the 2021 Budget and Assessments and provided their feedback.

On Motion: Duly made by Erl Piscitelli, second Norma Reno and carried unanimously.
Resolve: To approve the 2021 Budget with the annual assessment at \$1,680.00.

McNeil Management Services: Per Bylaws, Article III, C Section 18, Erl moved that the BOD approves McNeil Management Services to serve as the management company for the Tuscany Subdivision November 1, 2020 and will continue through October 31, 2021.

On Motion: Duly made by Erl Piscitelli, second by Norma Reno and carried unanimously.
Resolve: To approve McNeil Management Services November 1, 2020 and continuing through October 31, 2021.

Finance Committee Report:

- Projected \$12,000 net excess for year end, which can be used to clean up ponds and weeding.
- \$399K+ is in reserve fund. The \$125K CD matured in August, and the funds are in Truist Money Market a .05% APY.

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- On board approval at March meeting, \$150,000 will be moved from Truist, to bring balance below FDIC guarantee amount, into another banking institution either in a short-term CD or a MM account.

Late Payment Procedure: Finance Committee discussed the process and history regarding procedure of late payments. There was consensus that this procedure was working very well and late fee receivables are at a low status. The committee recommends to the board that the current procedure remain in effect.

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

Resolve: Current late payment procedure remain in effect. Should delinquencies become material, this decision can be revisited.

Pond Maintenance Proposal: Board tabled for later discussion.

Nature Coast Weed Control Proposal: Board tabled for later discussion.

Stop Sign Proposal: Board reviewed proposal from Signs Now to replace 4 community stop signs.

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

Resolve: To approve the proposal from Signs Now to replace 4 stop signs within the community.

Adjournment

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

Resolve: To adjourn the meeting at 7:11 p.m.

Kevin Hawley

Prepared by Manager on behalf of Secretary