

TUSCANY SUBDIVISION AT TAMPA PALMS

OWNERS ASSOCIATION, INC.

**Board of Directors Meeting
April 6, 2023
6:00 pm
Meeting Minutes
(Zoom)**

Call to Order-Certifying of Quorum

Kevin Hawley called the meeting to order at 6:02 p.m. Board members Earl Manhold, James Mueller and Narmada Satish 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 Earl Manhold, second by Narmada Satish and carried unanimously.

Resolve: To waive reading and approve the meeting minutes.

Management Reports

Manager reviewed management reports and answered questions from the board.

President Report

Kevin Hawley provided an update on the community. The association is actively seeking volunteers to serve on the board and the welcome committee.

Business Items

Preservation of the Covenants and Restrictions - MRTA: Manager presented the annual requirement regarding Florida Statute 720.3032, consideration of Preservation of the Covenants and Restrictions. The Board is required to annually consider the filing of a notice to preserve the covenants/restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA) at the 30 year mark. Manager indicated that the Association is 16 years old, so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30 year mark.

Reserve Study Update: Board requested manager to seek an update on their current Reserve Study that was done in 2019.

Repaving Roads: Board reviewed proposals from various vendors regarding the roads and the recommendation of the vendors. Board will continue to seek proposals and review the updated reserve study for guidance on how best to move forward.

Adjournment

On Motion: Duly made by Earl Manhold second by James Mueller and carried unanimously.

Resolve: To adjourn the meeting at 6:54 p.m.

Approved by Board of Directors

Prepared by Manager on behalf of Secretary