

TUSCANY SUBDIVISION AT TAMPA PALMS

OWNERS ASSOCIATION, INC.

Board of Directors Meeting

April 10, 2024

6:00 pm

Meeting Minutes

(Zoom)

Call to Order-Certifying of Quorum

The meeting to order at 6:00 p.m. Board members Cheryl Burrell, Earl Manhold, James Mueller, Narmada Satish and Mar Clymer were 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 Cheryl Burrell, second by Earl Manhold and carried unanimously.

Resolve: To waive reading and approve the meeting minutes.

Management Reports

Manager reviewed management reports and answered questions from the board.

Business Items

Holiday Lights: Cheryl will contact Rocky with Locker Logic to discuss additional lighting and verify there is adequate electricity. Sprinklers will need to be adjusted to prevent outages.

Landscape Maintenance Contract: Board reviewed the contract from Nature Coast Landscape for their community maintenance. The contract will be a 3 year term. The contract will keep the current 2024 cost the same for 2025 and 2026 with an increase for 2027.

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

Resolve: To accept the contract maintenance proposal from Nature Coast Landscape.

Tree Trimming: Board reviewed the proposal submitted by Panorama Tree care as well as Nature Coast Landscape to trim sixty (60) Oak trees and eighty-three (83) Pine Trees between the sidewalk and wall along Tampa Palms Blvd. Three dead pine trees will be removed and flush cut as well.

On Motion: Duly made by James Mueller, second by Cheryl Burrell and carried unanimously.

Resolve: To accept the proposal from Panorama Tree Care for tree trimming and removal.

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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 17 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.

Adjournment

On Motion: Duly made by Earl Manhold second by Cheryl Burrell and carried unanimously.

Resolve: To adjourn the meeting at 6:48 p.m.

Approved by Board

Prepared by Manager on behalf of Secretary