

TUSCANY SUBDIVISION AT TAMPA PALMS

OWNERS ASSOCIATION, INC.

Board of Directors Meeting
September 25, 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, Marc Clymer, Earl Manhold, James Mueller, Narmada Satish 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 Earl Manhold, second by Cheryl Burrell 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

Bank OZK CD: Board discussed the CD at Bank OZK and agreed to make an adjustment and close the current CD and establish a 7 month CD at 4.975% with 5.10%APY.

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

Resolve: To establish a 7 month CD at 4.975% with 5.10%APY at Bank OZK.

Bank Signers at Suncoast Credit Union: Current signers at Suncoast Credit Union are no longer on the Florida Corporations paperwork. Earline, Lura and Kevin need to be removed and replaced with current board members. Newly established signers will coordinate with Management to meet at the bank to finalize.

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

Resolve: To remove Earline, Lura and Kevin as the current signers at Suncoast Credit Union. Establish Earl Manhold, James Mueller and Pamela Pinner as signers at Suncoast Credit Union.

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2025 Budget: Board members reviewed/discussed their 2025 Proposed Budget/Assessment.

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

Resolve: To approve the 2025 Budget with the annual assessment at \$2,100.

Hurricane Protection Standards: Board reviewed and discussed the new standards for roof, protection shutters and permanent generators based on the requirements of the Florida Statutes. Board will table further discussion on updating various other community standard items.

On Motion: Duly made by Marc Clymer, second by Cheryl Burrell and carried unanimously.

Resolve: To approve the Hurricane Protection Standards for their community.

Pine Tree Proposal: Board reviewed the proposal from Landscape Workshop to remove the leaning palm trees along the outside wall.

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

Resolve: To approve the proposal to remove the pine trees for \$850.00.

Mulch Proposal: Board reviewed the proposal from Landscape Workshop to install Pine Bark mulch throughout the community.

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

Resolve: To approve the proposal for community mulch installation for \$30,900.

Adjournment

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

Resolve: To adjourn the meeting at 7:00 p.m.

Prepared by Manager on behalf of Secretary