

August 25, 2023

Dear Tuscany Homeowners and Neighbors,

We are concluding our Fire Marshall Inspection on August 28, 2023. One of the items was to remedy the roof top repairs needed on A/C Conduits and exposed wires. That work is now complete and we are billing each Homeowner for the work on their Unit. As you may remember from my June 1 update letter, any AC repair work inside/outside of the Unit is the responsibility of Homeowners per our Declaration of Condominium here at Tuscany.

The BOD decided to make the process easier and less expensive for Homeowners by hiring Shoreline Electricians to repair all of the necessary issues. A breakdown by Unit of the work done is attached in an e-blast and also available on the portal. There are two invoices and a breakdown of charges for one of those invoices. Per Florida Statutes a printed letter is being sent to each of the addresses we have on file for you.

Thank you for giving your consent to enter your Unit on the 23<sup>rd</sup>. Piper did enter all Units with Sophia and did some inside work. However, due to beach weather corrosion, they are giving us an estimate to do the sprinkler repair work on the balconies. This is all to address the Piper inspection that occurred March 31, 2023. We will keep you informed on work to be performed and get the billing to you as soon as all is completed.

Each of your WCM accounts will be billed the designated Unit amounts as described in the invoices for both Shoreline. As I mentioned, Piper will follow. If you have any questions, please feel free to call Ro Lynch at West Coast Management 813 908 0766.

Please update on the portal or with WCM your current email address, physical location for mailings, current cell phone numbers (designate one to be used on the front entry call box).

Attached you will find the WCM Go Green form. It will save administration fees if all Homeowners allow email as their primary means of communication as well as the portal.

If you need help in learning how to use the portal, call WCM at 813 908 0766. The BOD is trying to populate this portal with everything Tuscany. Governance documents, forms to use like the Elevator request form, our Neighborly Living Rules and Regulations, etc.

Best regards to all,

Bonnie, Brad, Dick, Larry, and Pat

