

December 6, 2024

To Tuscany Homeowners,

As was posted and emailed to you, the Board met yesterday to approve the 2025 Budget and Special Assessments for insurance and hurricane remediation.

We completed a call this morning with our insurance broker. GREAT NEWS—we have been renewed by Cypress Insurance. Instead of a special assessment of up to \$175,000, we were pleased to get the news that we are renewed at a lower rate. Our insurance including flood will now be an assessment of \$136,434.34.

It was stated our insurance carrier, Cypress, did not want to lose us as a customer. Tuscany is known to be one of the premier properties on the beach.

The Hurricane Remediation assessment is \$250,000. Tim Hendrix, our property manager has been working closely with the Board to renew our property with an eye to improvements that are best for Tuscany today. Roger Rivard has volunteered to reactivate the Landscape Committee which will also address the fence repair/replacement.

Progress is being made on the pool/spa and equipment replacement. We will also need to assess the condition of our pool furniture and take appropriate action. The South elevator continues to be a problem with the inability to get parts as quickly as we would desire. As you can imagine, many associations and businesses are also in need. Tim is being aggressive in his follow up with API Group formerly Elevated which was Oracle.

We will begin to work on elevator modernization next year. Tim has experience with this project. Any Homeowner with expertise that would like to consult with Tim is welcome to give input.

On behalf of all Homeowners, we gifted Tim a bonus for all of his excellent work on behalf of Tuscany. He thanks each of us for acknowledging and appreciating his work.

Our 2025 operating budget with fully funded reserves was approved. The monthly amount will be \$2,549.06.

Ameri-Tech is changing banks. You will need to set up a new ACH. The Truist website will be disable on December 20 and replaced with the new CINC payment platform. Ameri-Tech sent each of you information and instructions about this action to be taken.

The total for the special assessment is \$32,202.86 per Unit and due by December 31, 2024. You may make your payment by one of three ways: 1) mail a check to the Ameri-Tech office; 2) go online to your Truist bank account and make your payment (prior to December 20th); 3) follow the instructions provided to register with South State Bank and make your payment (after December 20th).

If you have any questions or need help, please contact Tim Hendrix by email at thendrix@ameritechmail.com.

We wish you a Happy Holiday season.

Your Board and neighbors,

Bonnie, Dick, Brad, Larry and Pat