

July 7, 2025

To Tuscan Homeowners:

Update Info:

New Ameritech Property Manager. Tim Hendrix retired June 30. He did so much for our property, especially during the hurricanes. Susan Ables is our new manager. You can reach her by calling Ameritech during office hours 727 726 8000 ext 506 and ask for Susan to contact you. After hours 727 403 7008.

Irene does our janitorial service. She is here Monday, Wednesday and Friday 8 to 1pm. She has a checklist of items to perform. She is not the contact for any building issues, unless they are cleaning. Report them to Susan and Ameritech.

July 7 the work on our front doors begins by Ambrose Design. One door then the other will be removed and boarded up. We know the hardware is touchy on the current only functioning North door. Hardware on both doors will be replaced. The call box works intermittently. We have attempted many times to correct this and also issues with the keypads for entrance into the lobby from the garage and front doors. Our system is old and may need replacement.

Reminder: Beach Gate code C13467, Pool to Lobby code 0008#1 also same code for front gulf stairs. All other keypads 1952 (including roof access). Use your personal codes for the elevators and entrance into the lobby.

The new elevator modernization company, Skyline, is also our maintenance company. They have ordered the parts and we will send a detailed timeline of execution. Susan is the point of contact for their Representative and there is an assigned project manager. Any elevator issues contact Susan. Board escalation to Dick McIlhattan.

Skyway Fire Protection will be scheduling work including Unit inspections for sprinklers. This will be arranged by Susan and she will contact you for permission to enter your Unit if you will not be here. This is for the yearly Fire Marshall Inspection.

We have several working committees. Landscape, Lighting, Irrigation and everything outside of the building Chaired by Roger Rivard. Pool/spa/patio/Furniture Committee Chaired by Larry Stauffer. We will establish a Security Committee (doors, locks, keypads) and need a Chair. The Elevator Modernization Committee Chaired by Michael Scheck has completed their work. We appreciate the time he and Dick McIlhattan spent to diligently work through the bidding process and contract terms.

We look for others who can join us to keep our Tuscany homes top notch in beauty and operation. Our Property Manager, Susan will always be the first point of contact. If necessary, she will get the Committee Chair Involved and then the Board.

The building insurance renewal date is December 11 each year. In 2024 as reported to you in a January 23 communication, we were victims of a fraud and the insurance money was stolen. We have been meeting with the President of Ameritech, our broker, our Claims adjuster every two weeks since the occurrence in December, 2024. All filed claims from Ameritech, the insurance provider for Great Florida and our insurance by Superior Specialty under our Cypress policy were denied in May, 2025. Tuscany's lawyer is currently working with Ameritech's lawyer on a timely go forward resolution.

Another meeting takes place July 15. In the meantime we have been utilizing funds earmarked for other expenses that haven't come due. In other words, we are running low on funds and are in need of a resolution. As soon as we can determine our resolution, we will advise.

We hope you all enjoyed a wonderful 4th of July holiday.

Your Board and neighbors,

Bonnie, Dick, Brad, Larry and Pat

And a welcome to our Property Manager, Susan Ables joining our team.