

JANUARY 16, 2025
HAPPY 2025 TO ALL TUSCANY HOMEOWNERS

We welcome Maricarmen De Ita and Daniel Diangelus of Unit 702 to Tuscany.

We thank all of you who sent in your Proxies or attended the Annual meeting of January 13th (11 of 12 Units). The South Spa change was approved by Homeowners and more information will come. A Committee lead by Larry Stauffer will brief us on replacement options of the space as well selecting new outdoor furniture. Joanie Scheck has joined the Committee and Larry invites any other interested Homeowner to join.

We are announcing a soft launch of the Tuscanybythesea.org website. It is being populated with all of the information you need regarding governance documents, BOD Communication, Board Minutes, Elevator and Architectural Approval forms, and soon all contracts signed for services at Tuscany.

We will also post the Hurricane Remediation Expenses and coinciding contracts/invoices for your information. Homeowners own an equal share of common elements and as individual members may be entitled to casualty loss deductions for the damaged elements. Congress passed a law in December to treat Tropical Storm Debbie, Helene and Milton as qualified federally declared disasters for better tax treatment. Second homes could qualify for the named storms. Check your status with your CPA.

With care and due diligence, the Board and our Property Manager, Tim Hendrix have been working through the hurricane damage projects as well as the ongoing building operational needs, fire inspections, updated wind mitigation report, compliance with the new SIRS (Structural Integrity Reserve Study) and TRS (Traditional Reserve Study) which will dictate in the future the mandatory funding requirement of SIRS.

We now have most of the sand removed from the property. We were thrown several curve balls regarding approval process of removal, beach placement, sifting, etc that were modified depending upon whether it was controlled by FEMA, Pinellas County, local Indian Shores or another entity. Tim hunted down which rules we were to follow and got our sand removed. The expense was big

because we had 2-3-4 feet of sand all over the property as you saw in pictures and our pool alone took five days with several workers shoveling out the pool and spas that were filled with sand.

The sand was a blessing as well as an expense. It slowed and even kept the water from pounding on the Tuscan building thus preventing structural damages and no garage/car damage.

After much research and discussion with several companies, we will soon sign a contract with a pool company to get us up and running. We will give you a date of when to expect the pool/spa to open with a new resurfacing as well.

Under the leadership of Roger Rivard, Committee Chair, Board oversight and managed by Tim, the landscaping, irrigation and lighting contract were signed and work begun. The front of the building has new plantings, and most dead plants have been removed including trunks and roots. The sides of the building are having sand removed to uncover the electrical, fixture and irrigation remediation. The property is being prepared to replace the mangled and downed fencing and columns.

Roger is also leading with Tim the fencing project. Cut-Rite who is also under contract for landscape/lighting and irrigation, will handle all of the details of the city approvals, new fence procurement and installation including repairing all of the foundational landscape to enable fencing to be erected. We needed a comprehensive solution for both projects as they are hand in glove. For example, the column lighting each have their own electrical box yet tied into the overall lighting. Plus if the fencing is not replaced completely, the pool cannot be used.

Dennis Halencamp, owner of Cut-Rite has served the Tampa Bay area for 38 years. He is responsive, detailed in his estimates, and has experience with everything properties need. Dennis also supervised the door repairs on all of the balcony stairwell exits. His price was half that of replacing all of the doors and he returned to adjust doors when some were sticking.

This volunteer Board job has become a full-time job due to the hurricane destruction. Tim Hendrix, our property manager has been the key to being able to attend to Tuscan's needs and solutions. The Board is involved and supports Tim

with detailed oversight. Tim is the manager who makes things happen with all of his expertise, experience and relationships with the service providers who are most valued and reliable.

The next big project we are initiating is an assessment of the elevators and a modernization plan. We will hire a very qualified consultant from ATIS, a firm Tim has worked with on other projects. Michael Scheck and Dick McIlhattan have volunteered (both are engineers) to give oversight and input from the beginning of this process. This will be a large expense. More to come on this subject as the project progresses.

We are attaching the Emergency Contact Form that Ameritech sent with the Annual meeting information. Please complete it. Especially give us permission to release your contact information to other residents only. Not on the website.

Also attached are the Rules & Regulations that you received back in the fall of 2024. Please pay particular attention to Owners Responsibilities Section 5. Also remember to submit the elevator use request and architectural approval form when this is needed.

Residents are encouraged to use their garages. Guest parking spaces outside are for guests and service providers. If a Homeowner 's guest will use a parking space for several days, please let Tim know for security purposes.

The Board approved a Homeowner request to set up EV charging in their garage. We checked with our insurance company for any issues and we have a detailed example of what it takes to get approval. Contact Tim for information.

Thank you for reading this communication. Many of you have not been here to experience the hurricane aftermath. We wanted to keep you updated.

Best regards from your neighbors and Board and Property Manager

Bonnie, Dick, Brad, Larry and Pat and Tim

