

ACTIVITY UPDATE SINCE LAST TUSCANY HOMEOWNER COMMUNICATION

July 28, 2024

The Board of Directors and new Property Manager continue to work through the list of needs and fixes in priority order.

As you know, Tim Hendrix became our Property Manager from Ameri Tech effective May 1, 2024. He has taken the bull by the horns and immediately began to manage our biggest projects.

After much effort, Tim brought us the opportunity to remediate the balcony doors instead of replacing them. The expense was almost half of that of a door replacement. One Homeowner advised their balcony door may need more work. Contact Tim by text, 727 452 3053 if you have any issues with your door.

The biggest accomplishment by Tim was to get Elevated (was Oracle) to give Tuscany a reasonable monthly rate, commit to monthly maintenance with a visit log completed and report to Tim and 24/7 service when an emergency occurs like we had on July 27 with the South Elevator. You should have received that information.

Unfortunately, our elevators are no longer being made. No other company would service them. There are no circuit boards if ours fail. We are planning for an elevator modernization in the near future.

We made a decision to hire a professional landscaping company, Cut-Rite, Inc. to begin monthly landscaping duties effective July 1. They did our new landscaping, lights and irrigation under the supervision of Tim and our Landscape Committee Chair Roger Rivard.

We also hired a professional accredited pool company, Patton Pool Service effective July 1.

We are discussing with Total Community Maintenance (TCM), our contracted services for renewal. We are pleased with the work done by Sofia and her team. We would like to see quicker resolution of items or at least a commitment of dates for project completion.

For example, the fountain in front of Tuscany. It has had many twists in turns in getting fixed but it lingers completion. The front doors need to have hardware changed and security strips installed and overall refinishing of wood. Sofia had full intentions on doing, however, other projects like installing AC in the two roof elevator rooms, accompanying Lock smith to each unit, door remediation oversight, gym AC replacement management, fixing of south spa leak, and more. Tim is working with TCM to finalize work, time management and weekly reporting to enable us to have better response to knowing completion date of projects or when another company needs to be brought in.

Thanks go to Mike Scheck who got tired of the absent tile where a Homeowner leak had occurred and remedied the situation. We appreciate the actions taken by residents and also know this is not what you signed up for.

Roger Rivard also got one of the treadmills working. One is obsolete and we need to decide as an association if it is a priority to be replaced.

Some of the pool furniture is unusable. Tim has Sofia contacting a company that we will try to replace the torn fabric. As a reminder for Homeowners and guests, please close the umbrellas after use. If left open, wind gusts have taken them out and damage done.

We are activating our Lobby Renovation Committee. The Board has approved a reasonable budget to refresh the lobby. No new furniture will be purchased. More to come.

This past week after research and interviews, we hired a new Agent of Record for our 2024-2025 Insurance. Price was not the driving factor. The market and hurricane activity determines the rates. There may be a few more Insurance Companies entering the market. We chose HH Insurance because of their customer service, market knowledge, legislative understanding and many customers giving high ratings. More information to you as we did last year as we obtain it. 90 days out is when Insurance Carriers will begin discussing policy pricing and terms.

We still have issues with Door King and its operation in our building that creates door entrance from garages, pool and sometimes the front doors and the call box. We have tackled the various problems. They seem to get fixed then somewhere else there is a problem. It appears we may have to upgrade our system. Tim has a trusted expert on the project to obtain a plan to propose to the Board.

Who said there was summer vacation!!! We have achieved much and there is more to be done.

Enjoy the rest of the summer even with high temperatures, humidity and rain. We continue to have one of the best resident buildings on the beach.

Best regards from your Board and neighbors,

Bonnie, Brad, Dick, Larry and Pat