

July 9, 2025

To Tuscany Homeowners:

After several months of Tim reaching out to companies that handle specialty door replacement or restoration, Larry and Bonnie met with Ambrose Design Studio (recommended by Michael Scheck, thank you) on May 16. The Board approved the estimate on May 19, and the work was scheduled.

The good news is that on July 7 the North Doors were removed and taken to Ambrose Clearwater shop. They determined that the finish can indeed be stained and returned to like new condition. Although it will add a couple days to the schedule, this will look much better and hold up longer than having to settle for a painted finish! We now expect to return the completed south doors next Wednesday 16th, at which point the process will begin for the north doors. This includes new hardware.

The roof tile on the pool restroom building will be completed next week by Mr. Builder Construction and Roof at a substantially lower cost than the past two estimates.

We are awaiting the work to begin by Unit 202 to fix the balcony leak. Once this is done, the gym drywall will be replaced and the window fixed.

The new fencing is being installed. This is in addition to the preparation of the footings, etc. work to be done beforehand.

After 8 months of securing the best valued providers for all of the hurricane remediation work, we are almost there. The pool and new furniture, landscape, irrigation and lighting look exceptional. A new planter on the south side and soon one on the pool patio as well as detailed fixes to the pool concrete steps and more.

The Elevator Modernization Bid process was extensive and took time. The Committee and Board considered every dimension of work and risk assessed to come to a decision that you approved. This is a big expense for all of us and was needed to do considering our elevators had served their expected 20-year lifespan and were causing us problems and inconvenience.

The new company, Skyline, is maintaining our elevators. The schedule of work will be provided to you for planning purposes once received by the Board. We took a couple of additional weeks to finalize the contract with proper due diligence.

As with any home ownership, there will always be something needing attention. We need everyone to advise Susan, our new Property Manager of anything needing attention with the common areas and building.

We encourage you to keep informed about your Association and Building by using our [TuscanybytheSea.org](http://TuscanybytheSea.org) website.

Documents (including governance), Applications, Meeting Minutes, and Communication are on the main page. In the sign-in Owner's Portal you will find all major contracts, insurance policies and soon all monthly financials. Follow the instructions on the register tab to obtain access to the portal information.

Bonnie worked with Ameritech to design and populate all of the information the Board believes will help you to know that we continue to be a dedicated and hard-working Board on your behalf.

We encourage Homeowners to participate on Committees. Roger Rivard is Chairing the Committee with the largest scope of landscaping, irrigation, lighting and as we say everything building.

We have 12 Unit Owners at Tuscany and five of us Board Members. Few of us residents spend every week at Tuscany. Your participation in being vigilant and advising Susan of any issues or concerns, 727 726 8000 ext. 506 is welcomed.

Prepare your Unit for hurricane season.

Enjoy your summer.

Your Board and neighbors,

Bonnie, Dick, Brad, Larry and Pat and our partner and Property Manager, Susan

**Best Regards,**

**Susan Ables, LCAM**

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