

October 2025

To Tuscan Homeowners:

Over the past couple of years, your Board and Property Managers have restructured how we manage our property. The hurricanes and remediation efforts consumed a lot of time but also opened up a lot of opportunity to move into a proactive and preventative plan to manage the ongoing building maintenance and any issues that may arise.

We are in compliance with all Florida statutes regarding inspections and the new Structural Integrity Reserves (SIRS) and Traditional Integrity Reserves (TIRS) required by the state of Florida. Thanks to our Treasurer, Brad Gable.

The biggest project we undertook was the bid process to modernize our elevators. After all of the due diligence and scrutiny of Companies to perform the task, **Skyline Elevators** has begun the work on the South Elevator (8-10 weeks to complete). The North Elevator will follow. Regular maintenance will be handled by Skyline into the future. Thanks to BOD, Dick McIlhattan and Michael Scheck.

We are also under contract for service and maintenance with the following Companies:

**Cut Rite Landscaping & Maintenance.** They also handle our irrigation, landscape lighting, restored our fencing, created new planter wall beds and more. Our Landscape and Building Committee is Chaired by Roger Rivard who oversees the status of projects and has done a great job for all of us.

**Clear Tech Pools.** They remediated all of the pool resurfacing, tile repairs, pumps and heaters, etc. They are our ongoing pool/spa maintenance and service provider. Our Pool/Spa/Patio Committee is Chaired by Larry Stauffer. He has been instrumental in ensuring our pool/spa function as it should.

**Accurate Electronics.** We just completed our contract with AE. We will have twice yearly maintenance of our Garage Gates and they will service any issues that may arise. In next year's budget we will include upgrading and updating the

functions of the Garage Gates. They will also program and service our door/elevator key pads.

**Skyway Fire Protection.** They have done our Unit and building inspections of the sprinkler heads and will repair them to be in compliance with the Fire Marshall and Codes. They also handle the building Fire Pump, extinguishers, and fire alarm system.

**Coastal Service.** This November we begin bi-annual service of our potable water system.

**Mon Irene Cleaning.** We have contracted for all janitorial services with Irene. She has a specific work chart the Board developed with our Property Manager who oversees the weekly execution of the work. She has been doing an excellent job.

Other information:

Ambrose Design refinished our front doors inside and out. Thank you to Michael Scheck for recommending. We also have new hardware. Because of the custom nature of these doors and the size, we encourage everyone to **not** allow the doors to close on their own as they slam shut. Take the time to close them gently. They will last longer.

In the Rules & Regulations it is requested that Homeowners have an annual service agreement to maintain your air conditioning units. Kron & West serves most of the Units and has a bi-annual service agreement or choose your own provider. It is important that you advise Susan Ables, our property manager of your AC Service provider in case of any leaks caused by the AC Units. (We have had one major incident and a couple of others).

There is other information in the Rules & Regulations that will help keep the Units and building safe.

We have a Tuscany website that includes Communications, Minutes, Governance Documents on the initial page, you must sign in to get to the Owner's portal that has Financials, Contracts and insurance. Please register and use this website.

**TuscanybytheSea.org**

