

February 12, 2023

Dear Tuscany fellow Homeowners and Neighbors,

During our Annual Homeowners meeting on February 7, your Board was increased in number from three to five members. In addition to Pat Chetcuti Unit 401, Larry Stauffer Unit 201 and Brad Gable Unit 402, Dick McIlhattan Unit 301 and I were added to the Board. Board roles were established at the Board meeting following the Annual Meeting. We thank Victor Mancinelli and Steve Jenkins for participating.

We new members would be pleased to share our backgrounds in detail with anyone who would desire them. In the meantime, I will follow here with a high-level summary.

Brad was formerly a Board member but currently is an Executive Committee member of the Van Metre Companies headquartered in Northern Virginia, offering a full range of services including homebuilding, residential and commercial property management and leasing, as well as land acquisitions and entitlements. During most of the 67 years old company's history, Brad as Group President and Owner has helped guide and grow Van Metre's business into a leader of the industry. Brad has also served on the Board of several non-profits.

Dick is a successfully retired Senior VP of the Bechtel Corporation, a 125 years old engineering and construction company. Leading many successful projects, in particular living in Australia and the UK for many years, he has expertise in understanding the construction needs and development of practical and executable plans.

Bonnie has served in the travel and transportation industry for 46 years. Today she is Chair of the Board of the Airline Reporting Corporation which is owned by the largest US airlines. As Senior VP of the Marketing, Sales and Distribution division, she was a key Executive at Continental Airlines that executed a "worst to first" turnaround. She has served on energy and technology boards as well as non-profits. She is Owner and President of Inside Out—Culture to Customer, a business consultancy practice.

Effective August 1, 2022 under Pat and Larry's leadership, we hired Westcoast Management as our new Community Association Management Company to handle the business of the Association with direction from the Board of Directors.

Michael Pompeo of APMS continues leading and executing maintenance and care of our building, grounds and individual Homeowners questions in conjunction with our Tuscany Building.

Thanks to Pat and Larry's leadership, we are able to now dig deeper into the financials with Westcoast Management. They have gathered as many documents and history as possible to scrutinize the annual operating budget and reserve status.

Among other factors, the change of ownership from Steve Leonard of APMS to Michael Pompeo and Covid period plus escalating inflation and an aging building have uncovered a less than desirable ability to oversee services received and corresponding payments. In addition, Florida statutory requirements have and are changing which will necessitate the need to manage our budget and business with more intent and oversight.

We will be having a Board meeting February 20 to review the January actuals vs plan. We have been given advance notice from the WCM Association Accountant and President that we need to review our Operating Budget and cash flow issues. Shortly after, we will send out a Homeowners notice to meet and receive information on your Board's short and long term action plans to ensure our investments as property owners in Tuscany remain strong and continue to grow in value.

Our Board commitment to our neighbors is to represent our Tuscany interests in a professional, trustworthy and transparent manner.

Sincerely,

Bonnie Reitz, Unit 302

cc: Rhonda Zaboroski, WCM Community Association Manager