

Tuscany by the Sea COA, Inc

BOD MEETING MINUTES

In person: 10502 Dale Mabry Hwy, Tampa, FL 33618

Zoom <https://us06web.zoom.us/j/85209566202?pwd=SXBBCtArZmUwQ2x2TDhhdDFjT1MyZz09>

Meeting ID: 852 0956 6202; Passcode: 559648; One tap mobile; 305-224-1963

February 20, 2023, at 12:00 PM

Call to Order: 12:01 PM

Present: Board – Larry Stauffer, Patrick Chetcuti, Richard McIlhattan, Bonnie Reitz and Brad Gable

Management - Rhonda Zaboroski, LCAM and Taylor Mullins

Approval of Previous Minutes: Larry Stauffer made a **MOTION** to accept the meeting minutes from the Budget workshop held October 31, 2022, the Budget meeting held November 29, 2022, the re-convened Budget meeting held December 7, 2022, and the Organizational meeting held February 6, 2023, as presented. Brad Gable seconded the **MOTION**. The **MOTION** was approved.

Ratification of Resolutions: Pat Chetcuti made a **MOTION** to ratify the spending limit for Michael Pompeo resolution from 10/6/2022, the Board size resolution from 12/15/2022 and the reserve transfer resolution from 11/16/2022 and 12/22/2023. Larry Stauffer seconded the **MOTION**. The **MOTION** was approved.

Old Business: There was no old business to discuss.

New Business:

- **Finances:**
 - Brad Gable **MOTIONED** to set the date for a Special Assessment meeting to assess each unit \$5000 to replenish the 2023 operating account shortfall to be due April 1, 2023, in one lump sum for March 20, 2023, at 10:00 AM. Bonnie Reitz seconded the **MOTION**. All in favor, **MOTION** passed.
 - Larry Stauffer **MOTIONED** to modify the resolution for moving Reserves to Morgan Stanley from \$250,000 to \$275,000. Pat Chetcuti seconded the **MOTION**. All in favor, **MOTION** passed.
- **Pooled Reserves:**
 - Bonnie Reitz **MOTIONED** to set a Special Membership meeting for March 20, 2023, immediately following the Special Assessment meeting to vote for Pooled Reserves. Brad seconded the **MOTION**. All in favor, **MOTION** passed

Adjournment: Upon a motion made and seconded the meeting was adjourned at 12:49 PM.

Respectfully submitted by Rhonda Zaboroski, LCAM

DocuSigned by:
Bonnie Reitz
27BB0D51E20C495...

3/30/2023