

# *Tuscany by the Sea COA, Inc*

## **BOARD MEETING MINUTES**

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

Zoom <https://us06web.zoom.us/j/81783581475?pwd=enVyTUFXMDBmcVJOeHN4RjhUUlBzZz09>

Meeting ID: 817 8358 1475; Passcode: 442833; One tap mobile; 305-224-1963

**May 25, 2023, at 10:00 AM**

**Call to Order:** 10:00 AM

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

**Management** - Rhonda Zaboroski, LCAM

**Approval of Previous Minutes:** Larry Stauffer made a **MOTION** to accept the meeting minutes from the April 24, 2023, as presented. Brad Gable seconded the **MOTION**. All in favor, **MOTION** passed.

**Manager's Report:** Rhonda Zaboroski gave an update to the board pertaining to status of work orders.

**Old Business:**

- **Janitorial Maintenance Contract:**

- After a full discussion by all BOD, Bonnie Reitz made a **MOTION** to approve moving forward with Total Community Maintenance as the maintenance company. APMS to transition to TCM effective July 1, 2023. Brad Gable seconded the **MOTION**, **MOTION** passed with 4 Yes votes and Larry Stauffer voting No.

- **AC Conduits:**

- Brad Gable made a **MOTION** to approve the proposal from Shoreline Electric for AC Condenser unit repairs per Fire Marshall Inspection at a cost of \$5,700. Michael Pompeo is to be asked to accompany him and report when job is completed. This would normally be a Homeowner individual expense regarding AC Units, however, a delay in remedy to Fire Marshall Inspection, a decision was made to do all 38 units for repairs and preventative maintenance. Larry Stauffer seconded the **MOTION**. All in favor, **MOTION** passed. This is an unresolved item since the September 22, 2023 inspection report.

- **Door King:**

- Rhonda gave an update on software. Should be operational by the end of the day. Rhonda will be advising the services and process to obtain them for all Homeowners. This item has been in the works since February 27, 2023.

- **Ratify TEM Approval:**

- Patrick Chetcuti made a **MOTION** to ratify the approval for TEM at a cost of \$1,102.00 to replace the bad door strike on the South Garage door. Brad Gable seconded the **MOTION**. All in favor, **MOTION** passed.

## **New Business:**

- **Painting of building:** Reitz met with Mike Lowes of Lowes Commercial Painting on 14 April and she spoke with Joanne Gellman of PPG who would schedule a Tuscany Visit. The Board agreed unanimously to evaluation and moving forward with the stone restoration and painting of the building was agreed upon. June 13, PPG and three companies will meet including Rhonda, Dick and Bonnie to prepare for bids. The treasurer emphasized the need to move forward judiciously with the present reserve budget.
- **Lobby Renovation:** On April 29 an initial presentation was given to homeowners present at Tuscany and all Board members of work done by the initial committee and designer Pam Hobbs. After discussion of revised work, a request by the Chair for the Board to consider a proposal to approve funding from the reserves, the subject was tabled, and Dick McIlhattan made a **MOTION** to appoint Karen Gable, Janet McIlhattan, Kimberly Rivard, Bonnie Reitz, and Larry Stauffer as the Lobby Renovation Committee. Brad Gable seconded the **MOTION**. All in favor, **MOTION** passed.
- **Tree Trimming:**
  - Bonnie Reitz made a **MOTION** to approve having Arbor Age trim all trees on property at a cost not to exceed \$5000 pending meeting with Bonnie Reitz. Rhonda will set up a meeting. This item has been pending and the catalyst to address was made after receiving a follow up letter from Bay Beach on April 3. This should have been done as has been in the past as a landscaping item by APMS. Dick McIlhattan seconded the **MOTION**. All in favor, **MOTION** passed.
- **Unit Repairs from Piper Fire Inspection:**
  - Brad Gable made a **MOTION** to approve sending letters to the membership notifying them of the cost of repairs to be done in their unit and scheduling the repairs. A request to discuss with WCM management the expense of fees incurred for processing and discuss with Brad and Bonnie. Bonnie Reitz seconded the **MOTION**. All in favor, **MOTION** passed. This Piper Inspection has been a project since April 7, 2022.
- **Rules and regulations update:** This item was tabled as Rhonda informed the board that Owners must be notified 14 days in advance for the meeting that the update will be approved. Bonnie Reitz made a **MOTION** to approve the updated elevator use form to make it current. Brad Gable seconded the **MOTION**. All in favor, **MOTION** passed.
- **Elevator Contract:**
  - The board discussed the current contract with Oracle and Patrick Chetcuti will be looking at the contract and give feedback to the board of directors.

**Adjournment:** Brad Gable made a **MOTION** to adjourn. Dick McIlhattan seconded the **MOTION**. All in favor, meeting adjourned at 11:57 AM.

Respectfully submitted by Bonnie Reitz, President