

TUSCANY BY THE SEA
SPECIAL MEMBERS AND BOARD OF DIRECTORS MEETING

Approved minutes of Tuscany by the Sea held on September 16, 2024

TIME: 10:00 AM

PLACE: Zoom Meeting

<https://us02web.zoom.us/j/85910736380?pwd=uEAsYRBi8XFpChIPTbY8vbQ5Xsg5Fx.1>

Meeting ID: 859 1073 6380

Passcode: 353092

The meeting was called to order at 10:01 am on Monday, September 16, 2024.

A quorum was established and meeting notification was verified. Agenda was posted in the Tuscany elevators 14 days in advance.

Attendees: Bonnie Reitz, Brad Gable, Dick McIlhattan, Larry Stauffer, Pat Chetcuti and Tim Hendrix.

Tim introduced Joseph Gibson with City Wide Facility Solutions and recommended the Board approve City Wide taking over maintenance as of October 1, 2024. Joseph joined the meeting and gave an introduction of the company. He proposed having one main person (two backups available) on site 8 a.m. to 1 p.m. Monday through Friday for day-to-day maintenance at a cost of \$4,117.30 per month. Sofia will do a walkthrough with City Wide and Tim prior to turnover. The Board unanimously approved City Wide taking over maintenance as of October 1.

Previous minutes for the Board Meeting on Tuesday, July 23, 2024 were unanimously approved as written.

According to the Treasurer's report, there is \$68,000 in cash despite the pool and landscaping. Maintenance fees are off due to going from accrual basis with WCM to cash basis with Ameri-Tech, and interest going to capital reserves. The water bill year to date is \$2,500 over budget, with last month's bill \$1,300 versus the budgeted \$900. A notice will be sent to members, and Sofia will check the toilets and pool bathroom for leaks.

Tim presented the Manager's report. Sofia checked the doors and noted a handful of issues, especially with 401 and 402. Tim is meeting with Dennis to determine how to address door issues. Unit 702 has a leak above the window on Gulf Boulevard, which has been an ongoing issue. Chris Lambert with CDL, who has done work on the building before, looked at it. Discussion took place regarding potential solutions and tools necessary. Pool escutcheons will be done by Friday; additionally, Larry advised to not stack pool furniture on top of one another for future hurricane prep, as it damages furniture. A path to the dunes needs to be cleared; Cut-Rite will do it next time they're on site. Sea grapes and the area outside the pool area also need maintaining. Piper Fire will be on site tomorrow for the 5-year fire pump inspection. Tim will be meeting with JD's Bee Service regarding a nest on the seventh-floor front stairway.

Approval of Lobby Renovations (Members Vote): Lobby renovations of \$30,000 were approved with a vote of 8 in favor, 1 opposed. Tim will notify owners, and work will begin this week. Old furniture/fixtures will be donated to charity.

Approval of Changes to Rules and Regulations (Board Vote): Changes to rules and regulations as written were unanimously approved. This addresses A/C servicing agreements, floats switch requirements, etc. Tim will notify owners and get a price from Kron to do the whole building.

Ratification of Contracts and Payments: Funds ratified unanimously by the Board.

- A total of \$27,105.30 for services provided by Pam Hobbs and ATN. \$23,810.30 of this was already paid (lights and installation, lobby renovations, etc.), and \$3,295 in upcoming payments (fixtures and designer hours). Pam will be removing and donating old furniture to charity.

Old Business:

- Door King — Safety and Security: Tim met with Dan from Countryside Locksmith, who is now working with Door King to activate the phone number and create a website portal to make directory changes.
- Website — Status Update: The website is a work in progress. A new application and revised elevator use form are being added to the website. Drone photos are needed. Tim will send a consent form to owners to create a contact list to be accessed only by owners.

New Business:

- Pool Chair Repairs: George's Patio made the repairs. Pool chairs will be delivered next Monday or Tuesday.
- Gym Wall and Balcony for Unit 202 Repairs: The leak in the gym appears to be coming from the balcony above. Tim met with Pool Pavers, who believes the issue is the concrete under the pavers (a building issue) which should be removed to find and seal the leak. Contractors like Lowes or Munyan Painting could do this; Tim is looking into it.
- Main Drain Cleaning: Tim will get a price for dryer vent cleaning from The Lint Man and will ask if he can do braided hoses, too. Tim has requested a proposal from Garrett Plumbing to do the HVAC main drain and will also get one from Cornerstone.
- Roof Access Permission from Units 701 and 702: Bonnie recommends the Board send a letter to the unit owners with 24- to 48-hour notice to request permission for A/C servicing. Dick suggested offering the owners the option of having the porter accompany the maintenance worker during the A/C servicing.
- Handling EV Power Requests: Tim said Roger needs Duke Energy to come out and make a change in order to install an EV charger. He will follow up with Roger to obtain a work order or invoice.
- Disaster Recovery Contract: Velocity and Rapid Response provide no-cost, non-obligatory contracts for priority disaster-recovery services. Tim will contact Ryan with HH Insurance for his opinion.
- Schedule Dates for Budget Workshop, Budget Meeting and Annual Meeting: The Budget Workshop will take place at 10 a.m. Tuesday, October 22. Additionally, the Board will

meet to workshop together at 10 a.m. Thursday, October 24. The Budget Meeting will take place at 10 a.m. Tuesday, November 26.

Other Business:

- Larry got a TRIM notice that increased from \$44,000 to \$50,000 and asked if that was in line with what others received (no homestead).

Unit Owner Concerns:

- Dick told Tim that Diana was a big help with getting his ACH setup done.

The meeting was adjourned at 12:00 p.m.

Respectfully submitted,

Tuscany Board