

**TUSCANY BY THE SEA**  
**2025 BUDGET ADOPTION AND SPECIAL ASSESSMENT MEETING**

**Approved minutes of Tuscany by the Sea held on December 5, 2024**

**TIME: 10:00 AM**

**PLACE: Zoom Meeting**

<https://us02web.zoom.us/j/82118771853?pwd=6MZ20z8dvoVGN5ayVRiKFVBYhPhH3e.1>

**Meeting ID: 821 1877 1853**

**Passcode: 869011**

The meeting was called to order at 10:00 a.m. on Thursday, December 5, 2024.

A quorum was established, and meeting notification was verified.

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

Vote to Waive Financial Reporting Requirements:

Of the 8 member votes received by presence or proxy, all voted unanimously in favor of waiving financial reporting requirements.

Vote Regarding Rollover Excess Funds:

Of the 8 member votes received by presence or proxy, all voted unanimously in favor of rolling over excess funds.

Discussion of 2025 Annual Budget:

Tim made a couple of tweaks to the proposed budget:

- Janitorial services were reduced from \$52,000 to \$49,405 after Tim spoke with City Wide on issue of paying sales tax for labor, which has since been taken off.
- Pool maintenance with Patent Pools currently costs \$870 monthly, but Clear Tech and another company each sent a proposal for \$700 a month including chemicals. The Board authorized Tim to send Patent Pools a 30-day termination notice and contract with the company that best fits Tuscany's needs.
- Monthly maintenance fees per unit will remain at \$2,549.06, and any savings resulting from these tweaks will be distributed between grounds and building maintenance.

Board Approval of 2025 Annual Budget:

The Board unanimously approved the 2025 budget as presented with the changes Tim discussed.

Board Approval of Special Assessment for Storm Damage of \$250,000:

The \$250,000 figure is the result of hurricane damage estimates plus a contingency, Brief discussion took place regarding fencing and landscaping options, and what related expenses could be claimed through insurance. Pat mentioned the decision was made to wait until

after insurance renewal before making any claims. The Board also briefly discussed what to do with any excess funds should there be any left following completion of storm remediation — it would go into reserves. Bonnie will draft a letter to homeowners to send out with the special assessment.

The Board unanimously approved the \$250,000 special assessment for storm remediation.

Board Approval of Special Assessment for Insurance of \$175,000:

The Board unanimously approved a special assessment of up to \$175,000 for the insurance renewal. The assessment could be adjusted accordingly depending on the final figure proposed by the insurance provider.

Other Business:

The next Board meeting will take place at 10 a.m. Thursday, December 19.

The meeting was adjourned at 10:53 a.m.

Respectfully submitted,

Tuscany Board