

TUSCANY BY THE SEA
BOARD OF DIRECTORS MEETING

Approved minutes of Tuscany by the Sea held on May 20, 2024

TIME: 10:00 AM

PLACE: Zoom MeetingZoom Meeting

**[https://us02web.zoom.us/j/89880415310?pwd=NTRhVEg3aGtiMVU5eEtBNmkxMjV
kUT09](https://us02web.zoom.us/j/89880415310?pwd=NTRhVEg3aGtiMVU5eEtBNmkxMjV
kUT09)**

Meeting ID: 898 8041 5310

Passcode: 515709

The meeting was called to order at 1002 am on Monday 20, 22024

A quorum was established and meeting notification was verified. There was a computer glitch that did not get the meeting notice by email to Homeowners until Sunday. Agenda was posted in the Tuscany elevators on Friday 17 May, 2024

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

Tim Hendrix introduced himself as Tuscany's new Manager for Ameri Tech. During business hours Homeowners can contact Tim by text 727 452 3053. By phone 727-726-8000 ext 262. Ameri Tech takes calls 24 hours, 7 days a week for emergencies. Tim's email THendrix@ameritechmail.com The Board welcomes him and Ameri Tech as our Management Company. We hope you have a chance to meet him in the near future.

Sofia Gonzalez of Total Community Maintenance, continues as our lead for maintenance. Text her at 813-785-6811 for any common area building maintenance issues needing to be addressed.

Previous minutes for Board Meetings on February 26, 2024, February 15 and January 17, as well as Landscape Committee minutes of February 26 were unanimously approved as written.

The Treasurer's report regarding Financials received through April 30 from WCM and awaiting Financials from Ameri Tech at the end of this May period will be better understood by the next BOD meeting. Currently all seems to be in order. Tim to follow up on Tuscany resident's payment for May and June via ACH or alternative payments.

Old Business: Funds ratified unanimously by the Board.

\$8,950 if paid by check to Kron & West for new gym AC unit. Work to be scheduled w/ Sofia.

\$1,583.60 invoiced by Lock Man Locksmith for rekeying all Unit doors completed on May 20-21. Tim to contact 202 and 401 Homeowners to arrange key retrieval.

\$14,000 invoiced for Balcony Door **restoration** project. This will be an operating expense instead of Reserve. New Door bids for door **replacement** were \$43,447 and \$34,995.

\$27,965 plus \$1,398 Ameri Tech Management fee paid for Landscape/Outdoor Lighting, Irrigation Project Completed in March, 2024.

Lobby Refurbishment Committee will be activated. BOD approved the budget on February 15, 2024 meeting.

Other: Piper invoices to be paid for work received. Another Company is being pursued to handle Tuscany Fire Inspection work.

All items for health inspection have been completed per Sofia as of May 21.

New Business:

Door King Software should be in Ameri Tech office. At minimum we have the report which details codes assigned today. We will be assigning new codes to Homeowners, master for Management and Maintenance and codes for delivery and services.

This also will assist in fixing the South Garage door to the lobby that has failed intermittently and has been out of regular service for quite a while.

Pool/Spa hours are dawn to dusk. Pool lights are on a timer.

The pool heater will be shut off June 1. Homeowners, please do not try to adjust pool temperature. The Board unanimously approved this action after discussion.

Realtor signs will not be allowed on Tuscany property or in Unit windows, balcony, etc. This is in line with most buildings on the beach, especially of our value. After discussion, the Board unanimously approved this action.

Respectfully submitted,

Bonnie Reitz, President Tuscany Board