

**TUSCANY BY THE SEA COA, INC.**  
**ANNUAL MEETING**

January 17, 2024 at 10:00 AM  
Via Zoom Meeting

**PROPOSED Meeting Minutes**

1. **Call to Order:** Meeting Called to Order at 10:02 am by President.
2. **Proof of Notice:** Proof of mailing is on file for review.
3. **Certification of Quorum:** Quorum was established by in person and proxies. Royena Lynch was in attendance for WCM. Roger Rivard and the proxy for Unit #502 attended the meeting.
4. **Reading and Disposal of unapproved minutes:** Bonnie Reitz read the minutes from the last Annual Meeting 2/7/23. William Gable made a motion to accept the minutes as read. Patrick Chetcuti seconded the motion. motion carried.
5. **Reports of Officers:** Bonnie Reitz read an explanation of the financial requirements voting and why the Board recommends to reduce the requirements for the current fiscal year.
6. **Reports of Committees:** William Gable gave a treasurer's report. The Board also discussed that after Piper Fire finishes all the necessary repairs, the Homeowners will not be billed as normal procedure and that year end 2023 funds carried over will be used to cover the expenses.
7. **Unfinished Business:**
  - a. **Appointment of Inspectors:** There were five (5) seats available and five (5) notices of intent to run received from all current board members. No election was needed.
  - b. **Election of Officers:** The Board remained the same.
8. **New Business**
  - a. **Vote on the Financial Reporting Requirement:** William Gable made a motion to waive the financial reporting for 2023. Motion was seconded by Roger Rivard. Motion passed unanimously.
  - b. **Vote to Carry Over any 2023 Surplus Funds:** William Gable made the motion, seconded by Bonnie Reitz. Motion passed unanimously.
9. **Adjournment:** 10:41 am

**Organizational Meeting of the Board of Directors**  
**Proposed Meeting Minutes**

- a. **Certifying quorum /Call to Order:** 10:42 am
- b. **Proof of Notice of Meeting:** Is on file.
- c. **New Business** - Elect Officers -
  - **President – Bonnie Reitz**
  - **Vice President – Richard McIlhattan**
  - **Secretary – Larry Stauffer**
  - **Treasurer – William Gable**
  - **Director at Large – Patrick Chetcuti**
- d. **Old Business:**
  - **Reading and Disposal of Three (3) unapproved minutes:** The Board discussed. Bonnie made a motion to approve Board meeting minutes from 9/15/23, 10/16/23, 11/20/23 and 12/4/2023 Special Assessment and Budget meetings as written. William Gable seconded the motion. The motion passed unanimously.
  - **Brad Gable requested of WCM that proposed minutes be submitted within a week of the meeting.**
- e. **Adjournment:** 10:52 am



