

Tuscany by the Sea COA, Inc.

Meeting Minutes February 15, 2024 0900ET

Zoom

<https://us06web.zoom.us/j/3399964808?pwd=yfFc8g8i5a8gOU6WNxfK6VXVE1sOlc.1&omn=88542237794>

Meeting ID: 3399964808 Passcode: GL4z5w

The meeting was called to order at 0902 ET.

Attendees: Bonnie Reitz, Dick McIlhattan, Brad Gable, Larry Stauffer

The minutes of the January 11, 2024 Board of Director Meeting were unanimously approved as written.

A motion was made by Bonnie Reitz to terminate the services of West Coast Management with a 60 day notice certified mail and a copy sent regular mail. Seconded by Brad Gable. A full discussion on events leading to this termination by all Directors. Unanimous approval. The letter will be sent on February 16, 2024.

Brad Gable made a motion to approve the hiring of Ameritech Management Company. Seconded by Larry Stauffer. The effective date will be May 1, 2024. There was a discussion of the process to interview management companies, Ameritech contract acceptance as modified by all Board Members and a meeting with the new LCAM that occurred on February 14, 2024. Unanimous approval.

The Lobby Renovation Committee will be reactivated. Janet McIlhattan, Karen Gable, Kimberly Rivard, Larry Stauffer and Bonnie Reitz are members of the Committee. A Chair to be elected. The Board unanimously approved a \$40,000 budget for the lobby and elevator renovation.

A new Landscape and Lighting Committee is being formed. Roger Rivard, Chair, Brad Gable and Sofia Gonzalez, Maintenance Manger are Committee members. A budget of \$25,000 was unanimously approved.

Discussion and possible action items for future Board meetings included insurance follow up, analysis of need for additional building security, and long term elevator maintenance

The meeting was adjourned at 0954 ET.

Respectfully submitted by B. Reitz.

