

# **TUSCANY BY THE SEA**

## **SPECIAL MEMBERS AND BOARD OF DIRECTORS MEETING**

**Approved minutes of Tuscany by the Sea held on Monday, June 16, 2025**

**TIME: 10:00 AM**

**PLACE: Zoom Meeting**

The meeting was called to order at 10:02 a.m. on Monday, June 16, 2025.

A quorum was established, and meeting notification was verified. Agenda was posted in advance. Previous minutes for the Board Meetings on May 12 and May 19, 2025 were approved unanimously.

Attendees: Bonnie Reitz, Brad Gable, Dick McIlhattan, Larry Stauffer, Pat Chetcuti, Tim Hendrix, Susan Ables — who was introduced as the new property manager following Tim's retirement — and Mike Scheck.

According to the Treasurer's Report, the Operating balance is \$104,390. The Reserves balance is \$316,444 but will be reduced to \$218,699 following the 10% deposit for the elevator modernization. Brad said if the fence, roof tiles and new Cut-Rite contract are all complete and paid for at the end of the month, \$0 will be left due to paying \$78,000 for the insurance premium. The hope is to get the \$129,000 premium money back from the fraud claim. A short-term Special Assessment estimated between \$35,000 to \$37,000 per person is needed within the next month for elevator modernization. A 14-day notice is needed to approve a Special Assessment; Tim and Brad will work on numbers, and Tim will send a notice and agenda for the meeting.

- Larry mentioned the possibility of owners receiving money back from their Ho6 policy if damage to their property was done by wind. Tim and Brad will go through the list of hurricane damage done by wind (i.e. pool house roof tiles, fence, etc.).

### **Manager's Report**

Tim provided the following updates:

- Pool Area: Clear Tech completed work on the pool and spa, and the south spa renovation project is also complete. A lock was installed on the gate to the beach, steps to the beach were replaced, and pool furniture moved to the pool deck. Denny's Plumbing is coming Wednesday to work on the beach shower and spigots. Tim also received a \$5,229 quote to replace broken/missing pool house tile; he will get additional proposals.
- Fencing: Tim asked Dennis to follow up on the order status as fencing hasn't arrived.
- Landscaping: Tim met with Dennis and Larry to discuss additional pool deck work.
- Patio and Gym: Dennis Halenkamp provided a \$7,400 proposal to repair and seal pavers on 202's patio. Brandon Hunter provided a \$1,700 proposal for the same work; Tim recommends this option. Dennis also provided a \$2,500 proposal to replace the drywall and window frame in the gym; 2 Brothers proposed \$2,900 for the same work. Tim recommends Dennis for the gym work. Discussion took place regarding who is financially responsible for the patio work; owners have been responsible in the past. Tim

will send a letter to Vic regarding the Board decision and discussion of the limited common elements to replace the membrane.

- Elevator Modernization: Skyline sent the elevator modernization and maintenance contract; Dick will sign it. Tim met with Brad from Skyline on Thursday for a final walkthrough. A termination letter will be sent to Elevated/Oracle after the contract is executed. Mike Scheck brought up some concerns with the contract, including the lack of addressing the ongoing need to seal up vents. Tim will set up a call with Amy and Mike, as well as have Dennis look at the elevator room vents. Skyline's project manager will communicate through Susan.
- Front Doors: Ambrose Design received the deposit, and parts have been ordered. Kevin expects to begin work July 14.
- Balcony Doors: Dennis completed work on 301, 302, 401, 402 and 601.
- Fountain: Cut-Rite cleaned the pump filter and will maintain on a quarterly basis.

#### Updates/Action Items

- Status of Insurance Claim: Pat is optimistic we will get the money back within the next 6 months. Pat will follow up with Mike and the Ameri-Tech attorney on the status of paying the claim. Since January 2025 the board has met with Mike Perez, attorney's and insurance agents 1/16, 2/5, 2/19, 4/11, 4/23 continuing to seek resolution and updates.
- Cleaning: Bonnie asked about Irene and the insurance issue. Tim said she can continue as a 1099 contractor or added to a payroll — the more expensive option, but her payroll/insurance/workers comp would be covered. Tim will bring proposals to the Board.
- Landscape Proposal: Discussion took place regarding a proposal for \$23,332.50 to take care of remaining miscellaneous landscaping items/repairs that need to be addressed. The Board unanimously approved the proposal.
- Approve New Fire Alarm Company: Inspections are past due, and the Board has been unhappy with Piper Fire. Tim has alarm/sprinkler testing proposals from Skyway (\$2,740 plus \$600 for alarm monitoring) and VSC (\$2,710 plus \$1,330 for alarm monitoring). The Board unanimously approved Skyway's proposal.

#### Unit Owner Concerns

- Larry brought up the need for a checklist for hurricane preparations, such as bringing in pool furniture and leaving elevators in the middle position. Bonnie will assist in creating a checklist to add to the website.
- Packages left outside must be brought inside. Irene will take packages inside and leave them in the unit owner's vestibule.

The meeting was adjourned at 11:50 a.m.

Respectfully submitted,

Tuscany Board