

TUSCANY BY THE SEA
BOARD OF DIRECTORS' MEETING

**NOTICE IS HEREBY GIVEN THAT a meeting of Tuscanby by the Sea
Condominium will be held on Friday, November 14, 2025**

TIME: 10:45AM EDT

**PLACE: Ameritech office, 24701 US Hwy 19N, Suite 102, Clearwater, FL
33763 & Zoom**

Minutes

1. Call to Order – Establish Quorum – *Bonnie Reitz call the meeting to order with Richard Mc Ilhatan, Brad Gable and Larry Stauffer present to form a quorum.*
2. Proof of Notice – *Notice was posted on site 11/10/2025 and emailed to members.*
3. Insurance Presentation – Great Florida – *FIP is still getting property quotes.*
4. Approval of Previous Minutes – 8/22/25 – *Larry motion to approve as written Brad 2nd passed unanimously.*
5. Officer's Reports – *Brad went over the 2026 proposed budget. Bonnie made motion to approve proposed 2026 budget and send to owners, Brad 2nd passed unanimously. Budget Adoption Meeting date 12/1/2025.*
6. Old Business
 - a. #202 Deck Remediation Status – Letter sent 10/9/2025 – *Bonnie requested letters posted on website.*
 - b. Elevator Modernization Status – *Amy to give update on status of project. Susan to get wall above elevators painted while frames are down.*
 - c. Cut-Rite Work, fence, palms, etc. Completed – *Invoices approved.*
7. New Business
 - a. 2026 Insurance Review – *Waiting on property quote, renewal should be less.*
 - b. SWIFTMUD 5-year Inspection 2/3/2026 – *Approved and scheduled for 2026.*
 - c. Company to clean Common AC Drain lines – *Susan to get quote from Palmer Co.*
 - d. Company to clean Dryer Ducts – *Need to verify if there is a main duct, Larry has two dryer locations.*
 - e. Garage Gate Work 2026 – *N. Gate new receiver & remotes – AE follow up with North Gate losing power. Bonnie had Precision garage Door replace her opener.*
 - f. Ratify
 - i. 3 Palm Removals and 1 replacement – 6k
 - ii. Dry Solutions Gym Remediation from #202 - \$4,551
 - iii. Coastal – *Brad emailed approvals and made motion to approve work done, Richard 2nd passed unanimously.*
8. Unit Owner Concerns - *None*
9. Adjourn Meeting: _____Larry motion to adjourn at 11:52 Richard 2nd.