

**TUSCANY BY THE SEA**  
**BOARD OF DIRECTORS' MEETING**

**NOTICE IS HEREBY GIVEN THAT a meeting of Tuscany by the Sea Condominium will be held on Friday, August 22, 2025 TIME: 2:00PM EDT**  
**PLACE: Ameritech office, 24701 US Hwy 19N, Suite 102, Clearwater, FL 33763 & Zoom MINUTES**

1. Call to Order – Establish Quorum – *Susan Ables called the meeting to order at 2:02pm with Bonnie Reitz, Dick Mc Lihatan, Brad Gables & Larry Stauffer present to form a quorum. Vic Mancinelli unit 202 also present.*
2. Proof of Notice – *Bonnie posted Agenda 8/20/2025 & it was emailed to members.*
3. Approval of Previous Minutes - 6/30/25 – *Brad motion to approve the minutes as written Larry 2<sup>nd</sup>, passed unanimously.*
4. Officer's Reports
  - a. SIRS/TRS Reserves meeting with FPAT – *Brad is working with Eric at FPAT to update Reserve studies.*
5. Old Business
  - a. Cut-Rite execution of Contracted work – *Roger is out of town but will talk to Dennis/Cut Rite about hurricane prep and assisting with moving pool furniture without stacking as to avoid damage to furniture like last year.*
  - b. Oracle/Elevated Matt Pozai - 5 outstanding invoices credits – *Bonnie contacted Sharron Perez to assist with resolution, she called Matt @ Elevated, he's on vacation until end of July however he promised this will be resolved once he returns. Matt advised Tuscany is due a credit and he'll have to figure out how much is due after the credit is applied.*
  - c. Elevator Hood Vents Installed – *Bonnie motion & Brad 2<sup>nd</sup> to ratify Ambrose Design, Fabricate, and Install 2 Galvalume Hoods over existing elevator shaft vents. in Elevators/Lobbies for \$2,980, passed unanimously.*
  - d. Unit Sprinkler Inspections – Repair Orders – *Skyline to send list of repairs for unit owners and building. To advise if fire pump needs hurricane prep.*
6. New Business
  - a. Update #202 Balcony – Gym Leak – *Vic agreed to move forward with Mr. Build quote to seal edges of deck.*
  - b. Front Doors- Need Security Magnet top of N. Door & Pad spacers – *Susan to get with Accurate Electronics to get pad spacers.*
  - c. Hurricane Pool/Spa Prep – Clear Tech & Cut-Rite – *Larry explained the hurricane prep needed for pool by Clear tech includes removing some equipment & shutting off breaker, Cut Rite to assist with pool furniture removal.*
  - d. Potable Water Pump Service Provider Contract – *Susan to contact Coastal or Skyline to get service quote.*
  - e. Gates & Doors - Accurate Electronics Quotes & Contract – Vote – *Brad motion and Larry 2<sup>nd</sup> to approve Accurate Electronics maintenance contract for \$1,647 includes unlimited programing, passed unanimously. Brad motion and Dick 2<sup>nd</sup> to approve AE gate repairs including new Lift master control with remotes on south gate for \$1,378, passed unanimously.*
7. Unit Owner Concerns – *Vic concerned about repairs to his deck solving water intrusion into gym.*
8. Adjourn Meeting: *Brad motion Dick 2<sup>nd</sup> to adjourn at 3:47pm.*