

TUSCANY BY THE SEA

BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN that a meeting of Tuscany by the Sea Condominium Special Assessment meeting will be held on
Monday, June 30, 2025
TIME: 10:00 AM
PLACE: Ameritech
24701US Hwy 19 N. Suite 102
Clearwater, FL 33763

Join Zoom Meeting :

<https://us02web.zoom.us/j/3087717436?pwd=s1Bgm0ZPgQUdVboudkhMWpyE9xmAOA.1&omn=89813087323>

Meeting ID: 308 771 7436

Passcode: 854808

MINUTES

1. Call to Order – *Bonnie Reitz called the meeting to order at 10:01am with Brad Gables, Dick McIlhattan, Larry Stauffer & Pat Chetcuti present to form a quorum.*
2. Establish a Quorum of Board
3. Approval of Previous Minutes – *6/16/2025 – Larry motion & Brad 2nd to approve the minutes, passed unanimously.*
4. Treasurer's Report – *Brad reported 229k Reserve balance, \$27,840 needed for hurricane & \$417,810 for ATIS and Elevator.*
5. Manager's Report - *The Mike Perez Insurance update meeting 6/27 with Bonnie & Pat, still waiting on Travelers to respond to resubmitted fraud claim.*
6. Board Vote to Approve Special Assessment
Hurricane Remediation \$27,840 or \$2,320/unit
Elevator Modernization \$417,840 or \$34,820/unit
Totaling \$445,680 or \$37,140 requested by July 15th delinquent after July 31, 2025. *Brad motions and Dick 2nd the motion, passed unanimously.*
11. Unit Owner Concerns - *None*
12. Adjourn Meeting: *10:38am Brad motion & Larry 2nd.*