

TUSCANY BY THE SEA

BOARD OF DIRECTORS MEETING

Proposed minutes of Tuscany by the Sea held on January 23, 2025

TIME: 10:00 AM

PLACE: Zoom Meeting

The meeting was called to order at 10:01 AM on Thursday, January 23, 2025

A quorum was established and meeting notification was verified. The agenda was posted in the Tuscany elevators on Tuesday, January 21, 2025.

Board Members: Bonnie Reitz, Brad Gable, Dick McIlhattan, Larry Stauffer and Pat Chetcuti.

Motion was made by Larry to approve the minutes for the Board Meeting and Board Organizational Meeting Thursday, January 13, 2025 as revised. The motion was 2nd by Brad. Motion was unanimously approved as revised. The minutes of the Annual meeting will be put on the website as a "Draft".

Pool

Two proposals were presented – Clear-Tech Pool and Turtle Pool. Both are very good companies. The Clear-Tech quote was a little lower – approximately \$52,000. Turtle Pool's quote was \$55,000. Both companies can begin the work in 2 weeks. The Board will need to choose the new tile for the pool. Something that will come close to the current tile. It will take about 6 weeks to resurface the pool. The equipment for the pool is in stock. We will need them to add the bypass for the heaters per Larry's recommendation. No permits will be required for the pool equipment. Both quotes are using variable speed pumps. Will ensure that either company will try to salvage any equipment possible such as the filters. Motion was made to go with Clear-Tech as they are currently handling the maintenance made by Larry. The motion was 2nd by Pat. Motion was unanimously approved. Larry will be on the call to finalize the contract with Clear-Tech. Also discuss adding a timer switch for the spa to control the time the heaters are running.

Fence

Cut-Rite's proposal was approved previously. Roger and Tim have met with Dennis from Cut-Rite to fine tune the fencing proposal several times. One item not included in the quote was for the rail by the north spa. The cost could be a couple of thousand dollars if it is required by code. Dennis will take care of the permits. Grading, block work, core drilling out and taking all of the existing fence is included. Larry will get a new cap made at a savings of \$2000-3000. The savings would pay for the cost of the rail.

South Spa

Usage of the south spa was discussed. A fire pit can't be used because it must be 20 ft from the building by code. The decision was made to use it as a planter similar to the one that is in

the center. Dennis gave an estimate of \$3500. The pavers underneath the south spa equipment could be used once the equipment is removed. Tim will discuss with Clear-Tech about removing the equipment. The gas line will also need to be capped. A motion was made by Larry to approve up to \$5000 for the planter beautification. The motion was 2nd by Pat. All were in favor.

Elevators

Hurricane Milton damaged the door operators on the south elevator. We waited 2 months for the parts. Finally, Oracle took parts from another site to get the elevator up and running. Over the weekend a storm blew the fuse in the transformer for the south and damaged the door speed control board. There are not any replacements and we Oracle has not found anyone who can repair the board. Pictures of the board have been sent to Amy Gill from ATIS Consulting to see if she can help find someone that can repair the board. Otherwise, the elevator will be down until we do a modernization which will take months Step one. Since that time there has been problems with the doors on the north elevator. Oracle has been out several times and took a door control power supply board from the south elevator to get the north elevator running. Tim recommended using Amy Gill with ATIS Consulting to visit the property to assess the elevators and write up specifications to modernize both elevators since parts and downtime has become a problem. A proposal has been given to the Board to review. Michael Sheck recommended having another elevator technician assess the elevators. Tim will set up a Zoom call with Amy, Dick and Michael Sheck to discuss the assessment of the elevators and modernization.

Adjournment: 11:22 AM

A motion was made to adjourn the meeting by Brad. The motion was 2nd by Dick. All were in favor. Meeting adjourned at 11:22 AM