

TUSCANY BY THE SEA

SPECIAL MEMBERS AND BOARD OF DIRECTORS MEETING

Proposed minutes of Tuscany by the Sea held on February 7, 2025

TIME: 11:00 AM

PLACE: Zoom Meeting

The meeting was called to order at 11:01 a.m. on Friday, February 7, 2025.

A quorum was established and meeting notification was verified. Agenda was posted in advance.

Attendees: Bonnie Reitz, Brad Gable, Dick McIlhattan, Larry Stauffer, Pat Chetcuti, Tim Hendrix, Victor Mancinelli, Jamie Brown, Mike Scheck, and Dan DiAngelus.

Previous minutes for the Board Meeting on January 13, 2025 were unanimously approved as written.

Treasurer's Report: Brad reported that there is roughly \$280,000 in Operating, much of which is earmarked for storm damages. Bonnie requested a revised running list of all hurricane remediation projects and whether they are covered by insurance to post on the website for homeowners to utilize for tax purposes.

Manager's Report:

- Elevator Updates: As of today, the north elevator seems to be working; Larry installed a reset key in it. Tim said the south elevator is down due to a bad door speed control board, which Oracle says cannot be repaired or replaced unless an elevator modernization is done. Elevate is also not doing preventive maintenance services, resulting in filthy car tops and machine rooms. Tim said Benjamin from Skylimits Elevator could come clean both elevator cars and try installing a new board to power the south elevator for \$1,236. The Board unanimously approved the proposal for Benjamin to come in and clean the elevators.
 - Discussion took place regarding the contract with Elevated, the modernization project timeline, and who would be responsible for the continued maintenance of the north elevator — without violating the current contract with Elevated — until the south elevator modernization contract is awarded.
 - Mike suggested terminating the contract with Elevated based on the grounds of negligence, and then having Benjamin come in and do the cleaning work prior to modernization. Brief discussion took place regarding a potential month-to-month contract.
- Fraudulent Insurance Invoice Update: Tuscany and Ameri-Tech were victims of a fraudulent insurance invoice that Ameri-Tech paid on Tuscany's behalf. Both parties have notified their respective insurers, police report made, and investigations have begun. Pat said insurance remains in force, and Tuscany's broker has arranged a premium monthly financing in the meantime.

- Bonnie provided context on the situation, which took place over the holidays due to the insurance renewal process. Ameri-Tech also filled out an FBI investigation form, and homeowners were notified shortly after. Tim and Ameri-Tech are working diligently to retrieve Tuscany's money.
- Hurricane Remediation Project Updates:
 - Tim said the fence contract has been signed, and Dennis has been out this week to take final measurements. Fencing should take roughly five weeks to come in.
 - The electrician will be on property on February 11 to work on the electrical near the patio columns before he meets with Cut-Rite Wednesday to ensure they're on the same page.
 - Clear Tech can begin work on resurfacing the pool and replacing pool equipment in two weeks. The Board requested obtaining an estimated timeframe from Clear Tech on roughly when the work should be complete, as well as holding off on final payment until final inspection is complete.
 - Additionally, Larry found someone who can repair the pool furniture and get extra pieces at a reasonable price. The Board unanimously ratified the \$11,000 expenditure.
 - Piper Fire is on site this morning putting in the escutcheons by the pool-area porte-cochere.
 - Gemstone and Cut-Rite will be providing bids for the patio pavers at the Unit 202 balcony where water is leaking into the gym.

Other Business:

- None.

Unit Owner Concerns:

- None.

The meeting was adjourned at 12:01 p.m.

Respectfully submitted,

Tuscany Board