

TUSCANY BY THE SEA

SPECIAL MEMBERS AND BOARD OF DIRECTORS MEETING

Proposed minutes of Tuscany by the Sea held on May 12, 2025

TIME: 10:00 AM

PLACE: Zoom Meeting

The meeting was called to order at 10:05 a.m. on Monday, May 12, 2025.

A quorum was established, and meeting notification was verified. Agenda was posted in advance. Previous minutes for the Board Meetings on March 31 and May 5, 2025 were approved unanimously.

Attendees: Bonnie Reitz, Brad Gable, Dick McIlhattan, Larry Stauffer, Pat Chetcuti, Tim Hendrix and Roger Rivard.

According to the Treasurer's Report, the Operating balance is \$172,820. Brad said the hurricane balance will be around \$85,000, plus \$11,000 monthly insurance payments until Tuscany is reimbursed. The Reserves balance is \$293,000. We may be able to use \$100,000 out of the capital account as a down payment for the elevator project.

Elevator Modernization:

- Dick had additional questions that Amy sent to both Skylimits and Skyline, the latter of which a response has not yet been received. He expressed concerns over Skylimits' bid, including that Skylimits is not bonded, although they will conform to our specs. The Board decided to wait for Skyline's response to the additional questions. A tentative meeting was set for May 19 at 10 a.m.
 - North Elevator Update: The board will be repaired by Tuesday and should be received by the end of the week.
 - Pat asked about Amy's role in the project. She is in a consultant role but Tim would like to see her act as project manager to oversee the work being done, manage submittals/parts/scheduling, etc. He will follow up with her.

Updates/Action:

- Landscaping: Roger said lighting and irrigation issues appear to be resolved. Kimberly has been watering the palm trees, but one on the north side might not make it.
- Status of Pool/Spa: Dennis will take inventory on blocks that are missing or were damaged by the Bobcat and provide a quote for repairs, including repairs to steps and the wall, to be done once the fence is installed. Block removal and cleanup will need to be done by the pool equipment area.
- Fence Project: The fence is being constructed now and could be ready for installation within the next week or two, per Dennis.
- Front Door Hardware Replacement/Resolution of Safety Issue: The handle was replaced on the north side. Bonnie said they are closing but not locking. Tim will follow up.

- Janitorial Company – Insurance & Issues with Dog Hair in Gym: Irene would need to be a W2 employee on payroll — such as through Ameri-Tech — to add to a worker’s comp insurance policy. Tim will also check with Stratus on adding her as an employee.
 - Irene reported an issue with excess dog hair in the gym. The owner will not bring his dog to the gym anymore.
- Portico Fountain: The fountain isn’t working; Roger will have Dennis look at it. Roger will also investigate accessing the flagpole area to install flags.
- Goodwill Reimbursement to 702 for Furniture Storage Expenses: 702 has been paying \$1,500 monthly for furniture in storage due to recent elevator issues. The Board decided to wait on the elevator status later this week before moving forward with potential reimbursement. Roger and 702 will coordinate regarding furniture movement through his elevator area.
- Building or Unit Issue with 702 Ceiling Noises: 702 has been experiencing a mechanical banging noise in the ceiling area that only happens at night. Bonnie will send Tim a text with the video evidence.
- Status of Annual Fire Inspection – New Company: Tim will get a proposal from VSC.
- Piper Fire Status: Tim said Piper Fire has completed all work.
- Wind Mitigation Report: Tim met with FPAT last Tuesday and should have the report soon.

Unit Owner Concerns:

- Larry said when Largo Piping & Gas checked the gas in each unit, his pilot light was left on. Tim will check with the company to see if pilot lights should be left on or off.
- Brad expressed further concern over the safety/security issues with the front doors and the need to prioritize resolving them.

The meeting was adjourned at 11:15 a.m.

Respectfully submitted,

Tuscany Board