

TUSCANY BY THE SEA

SPECIAL MEMBERS AND BOARD OF DIRECTORS MEETING

Proposed minutes of Tuscany by the Sea held on Monday, May 19, 2025

TIME: 10:00 AM

PLACE: Zoom Meeting

The meeting was called to order at 10:01 a.m. on Monday, May 19, 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, Amy Gill and Mike Scheck.

Elevator Modernization Approval: Per the State of Florida/Department of Business & Professional Regulation, the contractor must have a Registered Elevator Contractor (REC) license, which Skyline has provided. This is required in order to pull a permit for alterations/modernizations. Skylimits has been contacted to provide an REC license and bond information. Discussion took place regarding the pros and cons of each company, uncertainty regarding Skylimits' bid, and the REC application process/timeline. Skyline updated its bid from \$498,272 down to \$488,728, can provide a bond and will have a project manager. Skylimits is not registered with the state, its bond status is unclear, and a project manager would have to be hired separately. The contractor needs to provide a competency certificate and proof of liability insurance, or the state could shut down the project and fine both the contractor and Association. Additionally, without an REC, permits cannot be pulled, and work cannot begin. The Board unanimously approved moving forward with Skyline as the contractor for the elevator modernization and maintenance aside from the cab, to be followed up on later.

- Discussion took place regarding whether Benjamin could remain a maintenance contractor once Elevated is terminated. He cannot as he doesn't have a license, and there are liability concerns if another vendor works on equipment once a contract is awarded.
- Tim and Amy will work on the details of terminating the existing elevator maintenance contract with Elevated, including refunding unused parts and resolving outstanding contracts. Amy will prepare and send the final contract document for Skyline to Dick, Mike and Tim mid-week for review and final execution.

Updates/Action:

- Front Doors Update: The doors don't close or lock properly, posing a security concern. Ambrose Design provided a proposal for \$9,960 — as well as an additional \$475 per side of the door for staining the doors, which would look better — to outfit them with new closers and handles to solve this issue, which the Board unanimously approved (Pat had left the meeting at this point). There is a 60- to 90-day lead time on the project.
- Landscape Update: The two remaining palm trees at the pool deck are dead. Dennis from Cut-Rite gave Larry a price of \$6,065 to replace them and straighten out the blocks; however, replacement caps for the existing blocks are no longer available. Larry

proposed doing something like what was done at the south spa but on ground level, which Dennis said would be half the cost. The Board unanimously approved \$4,000 for the project.

Unit Owner Concerns:

- None.

The meeting was adjourned at 11:12 a.m.

Respectfully submitted,

Tuscany Board