

TUSCANY BY THE SEA

SPECIAL MEMBERS AND BOARD OF DIRECTORS MEETING

Proposed minutes of Tuscanby by the Sea held on March 31, 2025

TIME: 10:00 AM

PLACE: Zoom Meeting

The meeting was called to order at 10:02 A.M.

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 and Michael Sheck.

Previous minutes for the Board Meeting:

February 7, 2025 – Add “list of hurricane remediation projects for insurance and tax purposes will be added to the website”. Motion to approve minutes with revision made by Pat, 2nd by Larry. Motion carried.

February 24, 2025 – Motion to approve as written made by Larry, 2nd by Brad. Motion carried.

Treasurer’s Report – Brad

Operating balance is \$180,272. Reserves are \$283,310 (SIRS and Non-SIRS combined). Approximately \$200,000 in SIRS and \$83,000 in Non-SIRS. Brad would like the reserves broken out into SIRS and Non-SIRS on balance sheet instead of being combined. \$58,271 used for non-SIRS for hurricane damage expenses. Another \$5,200 still to be paid for pool/spa equipment and pool furniture to come out of reserves. Brad would like to consider using a portion of the non-SIRS for the elevator modernization. Collected \$250,000 from the Special Assessment. Tim to have Diana move \$63,481 from Reserve account 2100 to Operating account 8080 (hurricane damage). The money in account 8080 will be reimbursed from non-SIRS reserves. Non-SIRS is not required to be fully funded with an owner vote. Total cost of remediation calculated to date per the spreadsheet is \$324,443. Of that amount \$201,667 has been used so far. \$122,475 still to be paid out. Insurance was not part of the Special Assessment. Insurance will require a Special Assessment this year. To date \$45,000 has been paid in insurance with another \$11000 - \$12000 to be paid in April. Bonnie to check to see if all costs for hurricane remediation can be included in the 2024 taxes and if that included if you have a 2nd home or a home out of state.

Manager’s Report:

Piper Fire

- Escutcheons in the pool area have been replaced
- Leaking control valve replaced under pool porta cochere. A section of drywall will need to be replaced
- Leak pipe in front stairwell repaired.
- Smoke detector on 7th floor replaced.

- The tamper switch in front stairwell is scheduled to be replaced on April 9th. Once the tamper switch has been replaced, the annual inspection for the common areas and units can be scheduled. Tim to look for another provider. Waiting for a proposal from VSC.

Front Doors – continue to be a problem. Three different locksmiths have looked at the doors. Hinges on all 4 doors have been replaced. The door on the south needs to have the tricinium replaced. A handle on the north door needs to be replaced. Parts are on order. Woodwork on the outside needs to be done. Michael is have the guy who does his woodwork look at it.

Call box – does not work for some of the residents and others hear static. The Flying Lockman will be out this week to change the number for 702 and to install software on my phone and laptop. Will have them look at the callbox.

Pool Update – depth markers on the coping need to be replaced because they are cracked. This was included in the contract. The blue stuff in the hot tub is from the old heater. Clear-Tech to clean out and acid wash the spa for \$300 and is approved. The waterfall line has a lot of sand in it and needs to be cleaned out before it can be turned on. Dennis needs to replace the lock on the gate to the beach. Dennis also needs to replace the pavers going out to the beach. Also have the landscapers straighten the blocks in the front. Other updates.

- Clear Tech to have the pool open on Monday.
- Largo Pipe & Gas to be onsite on Monday to hook up the heaters to the gas line. Every unit that uses gas will need to be checked for leaks after connecting the lines.
- Fence (Temporary) - installed on Friday.
- North spa – bottom still needs to be cleaned. Will follow up with Clear Tech.
- South Spa – revised contract signed and given to Dennis to schedule.
- Pavers (beach Exit) - Halenkamp to schedule repair for this week.
- Lighting – to be installed this week
- Gas line on the south – Clearwater Gas to remove pipe this week
- Pool Furniture – delivered last week. To be put out once the pool area is complete and Irene has cleaned the pool deck area.
- Pool lights are on a photocell. Have the landscape lights put on a photocell and use atomic timers.
- **Fence** – has been ordered and expected to take 4-6 weeks. The City of Indian Shores required a permit and engineered drawings delaying the order. Caps are in the south garage. Can be moved by two people using the small yellow wagon.

Elevator Update

- The bid walk was last week. Michael Sheck and I met onsite with Amy Gill, consultant with ATIS, and the elevator companies bidding on the modernization – Oracle Elevator, Resolution Elevator, Skylimit Elevator, Skyline Elevator, Right Way Elevator and

General Elevator. Florida Elevator was not able to make it due to a vehicle breakdown. I will meet with them on Friday morning at 7:00 AM. Bids are due by April 10th.

- Michael, Amy and I met with the 2 reps from Oracle Elevator, Matt and Keith, afterwards at their request. We expressed our unhappiness with the quality of and lack of maintenance – which they acknowledged and apologized for. I again requested they refund the deposit for the door operators and edge scanner kit that have not been installed (and not needed). We also requested that 3 unpaid billable invoices be credited. They indicated they are willing to accommodate our request.
- 2 AC Mini-Splits were installed in the elevator machine rooms on the roof.
- A question was raised what if the elevators are running. We still should see what the prices and options cost.
- The approval to proceed with the modernization is a Board vote. So will the Special Assessment.
- Tim to send a formal letter to the Elevator to set expectations and a date for the return of unused parts.

New Janitorial Company

- Two proposals were received – Mon Irene Cleaning LLC and Castles & Cottages. Selected Mon Irene Cleaning LLC due to needs and cost.
- Irene started on March 12. She is working Monday, Wednesday and Friday from 7 AM to 12 noon – 15 hours per week.
- Irene does not have Workers Comp and is not required to by Florida law. She does have General Liability insurance. The question was raised if Irene could indemnify the Association. One option is to put her on the payroll of Ameri-Tech. Tim to discuss the need for Workers Comp with Anthony at Great Florida.

Other Business:

- o Tim to send to Dick and Larry the schedule for the Board certification class.
- o Bonnie to follow up on the website.
- o Wind mitigation - waiting on report.
- o Meetings with all parties involved concerning insurance fraud case held on 01/16, 02/25, 02/19, and 03/12.

Unit Owner Concerns:

- o None.

The meeting was adjourned at 11:24 PM.

Motion made by Bonnie. 2nd by Brad. Motion carried.

Respectfully submitted,

Tuscany Board

