

# **TUSCANY BY THE SEA**

## **SPECIAL MEMBERS AND BOARD OF DIRECTORS MEETING**

**Proposed minutes of Tuscany by the Sea held on May 5, 2025**

**TIME: 10:00 AM**

**PLACE: Zoom Meeting**

The meeting was called to order at 10:00 a.m. on Monday, May 5, 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, Mike Scheck, Roger Rivard, Dan DiAngelus.

Business:

- Discussion and Approval of Elevator Company for Modernization: Tim led the discussion, beginning with the context of our current elevator situation and why the modernization is necessary. Amy Gill with ATIS was hired as a consultant on the project to develop specs to send out to bid, along with finding a company to take over the maintenance contract.
  - Six companies met on site and provided bids ranging from \$256,641 to \$638,000 — most were in the \$450,000 to \$600,000 range. Tim, Amy, Mike and Dick selected the top two companies they thought would be the best fit: Skylimits Elevator (\$256,641) and Skyline Elevator (\$498,272). Tim and some Board members expressed concern as to the large difference between Skyline and Skylimits' bids.
  - Amy gave an overview of how detailed, comprehensive specs were developed. Non-proprietary products will be used to avoid future maintenance limitations. Mike provided an overview of some of the ongoing technical/mechanical issues, as well as what remains in good condition.
  - Items like station position indicators and whether backup parts should be kept onsite were discussed. Station position indicators for the first floor are built into the bids but not for upper floors; the Board agreed adding indicators for upper floors was unnecessary based on extra cost. Per Amy's insight, the Board also decided keeping spare parts onsite is unnecessary as it's written into the maintenance requirement for the company to always have parts in stock. Cab interior upgrades can be discussed at a later date.
  - Mike and Roger initially advocated for Benjamin and Skylimits. Dick and Bonnie expressed hesitation regarding logistics, Benjamin's limited experience with project management for modernizations, and potential financial risks. Tim and Amy were more comfortable with Skyline as they're more in line with other bids, and they have more resources and experience. Amy added a concern regarding how a smaller company might affect/limit response on service looking ahead to future maintenance.

- Post-discussion, the Board decided to mull things over, planning to vote on awarding a bidder for the modernization at the next scheduled Board meeting.

Other Business:

- Pat provided a quick update on the insurance situation.

Unit Owner Concerns:

- Dan mentioned he's ordered new furniture that needs to be delivered but doesn't want to inconvenience anyone or risk operations of the existing elevator. He asked Tim for a status update on the north elevator; the control board is still being repaired but Tim hopes to have an update in the next few days.

The meeting was adjourned at 11:01 a.m.

Respectfully submitted,

Tuscany Board