

**TUSCANY BY THE SEA  
ANNUAL MEETING AND ELECTION OF DIRECTORS**

**Proposed minutes of Tuscany by the Sea held on January 13, 2025  
TIME: 10:00 AM  
PLACE: Zoom Meeting**

The meeting was called to order at 10:00 am on Monday, January 13, 2025.

A quorum was established, meeting notification was verified, and 11 proxies were certified (2 via Pat Chetcuti and Roger Rivard present on Zoom). Of the proxies received, owners voted unanimously to change the south spa.

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

Previous minutes for the previous Annual Meeting on January 17, 2024 were unanimously approved.

Bonnie noted that owners should fill out and return the Emergency Contact form included in the Annual Meeting packet, as it also allows owners to share contact information. Owners were reminded to read the updated Rules and Regulations. The Tuscany by the Sea website is also live and will host various documents, meeting minutes, forms and insurance information.

According to the Treasurer's report, everyone has paid the special assessment of \$32,200. The insurance payment of \$129,000 was also made. There is \$270,390.06 in Operating and \$292,000 in Reserves. Brad said the estimated hurricane remediation cost was originally estimated at \$250,000 but is now looking more like \$300,000. Tim will create a file of hurricane expenditures to give to owners for tax purposes.

Roger presented a brief overview of landscaping projects. A couple of palm trees ended up not surviving but cannot be replaced until irrigation is fixed. Two transformers on the south side were repaired, with 2 more still needing repair. Two piles of sand have been moved to the beach, with 1 remaining. Tim spoke with John Bishop, coastal management coordinator for Pinellas County, who confirmed all sand now must be removed entirely.

**New Business:**

- o Taxes: Bonnie noted that owners should be able to file for Debby, Helene and Milton as qualified federally declared disasters for tax purposes. ~~She will send any additional information to owners.~~ *Homeowners should discuss w/ their CPA*

**Owner Forum:**

- o Dick brought up concerns with the north elevator based on recent issues. There is a key for the north elevator that Larry will help attach. Larry also requested that we have two door contacts cleaned each month.