

TUSCANY BY THE SEA

BOARD OF DIRECTORS' MEETING

NOTICE IS HEREBY GIVEN THAT a meeting of Tuscany by the Sea Condominium will be held
on **Wednesday, July 8, 2026, TIME: 10:00AM EDT**

PLACE: Ameritech office, 24701 US Hwy 19N, Suite 102, Clearwater, FL 33763 & Zoom
Zoom Meeting ID: 304 242 8381 Passcode: 838702

<https://us02web.zoom.us/j/3042428381?pwd=rDltfv0hecc1paStB2AcCbG7t2d8kM.1&omn=8313698740>

7

Minutes

1. Call to Order – Establish Quorum – *Bonnie Reitz called the meeting to order at 10:00am with Dick McIlhattan, Larry Staufer & Roger Rivard present to form a quorum.*
2. Proof of Notice – Posted & Emailed 7/2/2026
3. Approval of Previous Minutes – 4-28-2026 – *Roger motion to approve Larry 2nd passed unanimously.*
4. Officer's Reports
 - a. Financial report: In Brad's absence, Susan will update overall financial status and Ameritech \$5k check payments needing double signature from a BOD member. & status of Audit report completion and payment to IRS. Ameritech to respond to Brad's detailed response to why Tuscany cannot sign off on Audit as written. – *Brad sent edits to CPA Ruth is following up again and will get final draft for signatures sent out.*
5. Old Business
 - a. Unit 202 Balcony & window/slider replacement status – *Deck done, stairs need a 2nd coat of paint, Michael will be there when sliders get replaced.*
 - b. Gym drywall/ceiling tiles & painting – Complete – Ins. Compliant – *Sent info to Insurance, now in compliance.*
 - c. Gym doorknob needs to be replaced, and door sanded or lubricated to open – *Roger will talk to Dennis H, both gym doors & storage door rusted. All 1st floor doors metal should replace with fiberglass.*
 - d. Unit AC Bi-annual maintenance Contracts – Sarah's Air Annual Main Drain – *Need to find main drain.*
 - e. Building Dryer duct clean out w/ or w/o Units – *Duct lines in each unit, owners?*
 - f. Door King software – Tim Hendrix – F/U on Callbox options - *Roger will investigate camera.*

- g. Elevator Surge Protectors and other Skyline inspector recommendations for building work in elevator rooms – *Larry motion, Dick 2nd passed unanimously, Susan will get quotes.*
- h. Ambrose Elevator Wood Refinishing and N. Door Frame Crack – *Scheduled for Monday.*
- i. Structural Concrete Column falling from 301/Randy Swanson Engineer Balcony Inspection/Larry Havsman of Elite Cast Stone – *Susan will contact and get quote.*
- j. Ceiling hole remain outside of the gym entrance. Rust areas need to be examined for further issues or painted (outside of lobby exit into portico). In lobby ceiling bubble under blades of fan nearest lobby door need to be assessed. *Believe hole is from #202 outside sink drain line. Need to investigate when #202 water on.*

6. New Business

- a. Pool Patch & Recommend resurfacing - Larry advised July 13 “chemical peel” by Clear Tech and confirmed by Chris. If any further input, Larry/Susan will discuss. – *Larry noted Chris, manager need to make it right as it has two-coats already.*
- b. Cut Rite Palm tree trimming date to be scheduled and invoice ratified for \$360. Replacement of tree on portico island, meeting w/ Cut Rite July 9, 10am – *Larry motion to approve \$360, Roger 2nd passed unanimously. Cut-Rite Screw Pine quote 10’ for \$2500 or 4’ for \$500. Roger motion for 10’ for \$2500, Larry 2nd passed unanimously.*
- c. Fire Pump repair by Skyway. (found through leak in 402 garage). – *Scheduled for week of 8/3/2026.*
- d. Status of leak in ceiling tile in front of 302/402 North garage. – *Plumber Cody did repair.*
- e. Status of Skyway pump invoice of \$4,727 to replace 6” valve on fire pump—work done/paid? 2. Replacement of obsolete parts on fire alarm \$3,081 or complete fire alarm upgrade for \$49k. Susan to get understanding and recommendation from Skyway for BOD go forward decision. – *Larry motion to approve the quote and*

replace the obsolete parts, Roger 2nd passed unanimously. Request evaluation from Skyway.

- f. Building appraisal expires July 11. We need updated appraisal for insurance renewal in December. FPAT sent proposal to do for \$545. – *Larry motions to approve, Roger 2nd passed unanimously.*
- g. Indian Shores Turtle Light Notice - BOD Action to be taken and advisement to Unit Owners – *Dusk currently 8:30pm, all lights out May to October, send not to owners. Roger will look and landscape lights and Larry will investigate Portico lights.*

7. Unit Owner Concerns – *Need Blind in Gym put up. Roger cleaned and put gym back in order. Need Insurance review with Great Florida aka Patriot and Brown & Bown to compare.*

8. Adjourn Meeting: _____ 11:31am Larry Motion to adjourn, Dick 2nd.