

# TUSCANY BY THE SEA

## BOARD OF DIRECTORS' MEETING

NOTICE IS HEREBY GIVEN THAT a meeting of Tuscanby by the Sea Condominium will be held  
on Tuesday, April 28, 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=81746785140>

### AGENDA

1. Call to Order – Establish Quorum
2. Proof of Notice
3. Approval of Previous Minutes – 2-24-2026
4. Officer's Reports
5. Old Business
  - a. Unit 202 Balcony & window/slider replacement status
  - b. Gym drywall/ceiling tiles & painting Approve \$6,700 quote – pics to Insurance Co. prior to 5/15/2026
  - c. Unit AC Bi-annual maintenance Contracts - A/C Main Drain work
  - d. AE Completion of Garage Gates/Remotes/Ratify change order payment \$2,700 making total \$15,052.07– monthly greasing of gate chains
  - e. Door King software – Tim Hendrix – F/U on Callbox options
  - f. Coastal Construction Elevator Room doors
  - g. Ambrose Elevator Wood Refinishing and N. Door Frame Crack
  - h. Unit Dryer Hose clean-out
6. New Business
  - a. Structural Concrete Column falling from 301/Randy Swanson Engineer Balcony Inspection/Larry Havsman of Elite Cast Stone
  - b. Fire Pump Repair Quote Approval
  - c. Pool Repairs and Pool Shutdown May 4-18
  - d. Potential Building Electrical Issue
  - e. Water in garage of 402/plumber fixed waterline leak/Skyway needs to check leak in fire pump room
  - f. Additional Lockbox in Janitor Closet
  - g. Gym Doorknob to be replaced
  - h. 2 garage cart's wheels repaired by Roger/ordering new luggage rack
7. Unit Owner Concerns
8. Adjourn Meeting: \_\_\_\_\_