

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

AGENDA

1. Call to Order – Establish Quorum
2. Proof of Notice
3. Approval of Previous Minutes – 4-28-2026
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.
5. Old Business
 - a. Unit 202 Balcony & window/slider replacement status
 - b. Gym drywall/ceiling tiles & painting – Complete – Ins. Compliant
 - c. Gym doorknob needs to be replaced, and door sanded or lubricated to open
 - d. Unit AC Bi-annual maintenance Contracts – Sarah's Air Annual Main Drain
 - e. Building Dryer duct clean out w/ or w/o Units
 - f. Door King software – Tim Hendrix – F/U on Callbox options
 - g. Elevator Surge Protectors and other Skyline inspector recommendations for building work in elevator rooms
 - h. Ambrose Elevator Wood Refinishing and N. Door Frame Crack
 - i. Structural Concrete Column falling from 301/Randy Swanson Engineer Balcony Inspection/Larry Havsman of Elite Cast Stone
 - 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.

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.
- 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
- c. Fire Pump repair by Skyway. (found through leak in 402 garage).
- d. Status of leak in ceiling tile in front of 302/402 North garage.
- 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.
- f. Building appraisal expires July 11. We need updated appraisal for insurance renewal in December. FPAT sent proposal to do for \$545.
- g. Indian Shores Turtle Light Notice - BOD Action to be taken and advisement to Unit Owners

7. Unit Owner Concerns

8. Adjourn Meeting: _____