

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 **Thursday, August 27, 2026, TIME: 12:00PM 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=8505385570>

6

AGENDA

1. Call to Order – Establish Quorum
2. Proof of Notice
3. Approval of Previous Minutes – 7-8-2026 & 8-25-2026
4. Officer's Reports - Waive
5. Old Business
 - a. Unit 202 Window/Slider Replacement Status
 - b. Gym Doorknobs – Accurate Electronics
 - c. Unit A/C Bi-Annual Maintenance Contracts – Annual Main Drain
 - d. Door King Entrance System –
 - e. Elevator Surge Protector Bids
 - f. Ambrose North Front Door Crack – Fixed
 - g. Structural Concrete Column #301 – Randy Swanson Engineer -Retired – Larry Havsman, Elite Cast Stone
 - h. 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.
 - i. Pool Patch & Recommend resurfacing - Larry advised July 13 “chemical peel” by Clear Tech and confirmed by Chris. - Update
 - j. Replacement of Screw Pine on portico island, meeting w/ Cut Rite July 9, 10am – Update
 - k. Status of Skyway pump invoice of \$4,727 to repack 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.- Skyway recommend budgeting for Alarm replacement prior to total failure.
 - l. Indian Shores Turtle Light Notice - Bids for Light Switch for West Portico
6. New Business
 - a. Ratify –
 - i. Reimburse Bonnie for Elevator Mats \$90.94/each.
 - ii. Gas Meter Repair – Done
 - iii. 1 1/4” Jockey Pump discharge OS&Y valve replacement \$1,354.98.
 - iv. North Garage Gate Electrical Work \$1,468.78
 - v. Pool Pump Repair Clear tech

- b. Gulf Stairs keypad will be treated in the Bi-Annual Gate Service Agreement rather than replacing it at this time.
- c. A/C N Elevator leaking from condensation – both A/C units service completed
- d. Ordered 3 gate remotes for #702 – programed to wrong gate, being exchanged.
- e. Electrical Review of Condo Unit Power Pulls.
- f. Beach Side Metal Doors Units, Gym & Storage.

7. Unit Owner Concerns

8. Adjourn Meeting: _____