

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 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

MINUTES

1. Call to Order – Establish Quorum – *Bonnie Reitz called the meeting to order at 10:01am with Richard McIlhattan, Brand Gable, Larry Stauffer & Roger Rivard present to form a quorum.*
2. Proof of Notice – *Richard posted notice Sunday at 9am.*
3. Approval of Previous Minutes – 2-24-2026 – *Larry motion to approve, Roger 2nd, passed unanimously.*
4. Officer's Reports – *Brad gave the Treasures report with 110k in operating and 349k total in Reserves.*
5. Old Business
 - a. Unit 202 Balcony & window/slider replacement status – *Susan to send letter/ARC for windows/sliders work.*
 - b. Gym drywall/ceiling tiles & painting Approve \$6,700 quote – pics to Insurance Co. prior to 5/15/2026 – *Larry motion to approve Brad 2nd, passed unanimously. Susan to take pictures.*
 - c. Unit AC Bi-annual maintenance Contracts - A/C Main Drain work – *6 of 10 owners have sent information. Susan follow-up.*
 - d. AE Completion of Garage Gates/Remotes/Ratify change order payment \$2,700 making total \$15,052.07– monthly greasing of gate chains. – *Brad motion and Roger 2nd passed unanimously. Maintenance with AE renewal in October.*
 - e. Door King software – Tim Hendrix – F/U on Callbox options – *Susan to follow-up.*
 - f. Coastal Construction Elevator Room doors – *Susan to investigate, bids.*
 - g. Ambrose Elevator Wood Refinishing and N. Door Frame Crack – *Susan follow-up.*
 - h. Unit Dryer Hose clean-out – *Susan to consult with Rick, Dry Solutions.*
6. New Business
 - a. Structural Concrete Column falling from 301/Randy Swanson Engineer Balcony Inspection/Larry Havsman of Elite Cast Stone – *Susan to follow-up.*
 - b. Fire Pump Repair Quote Approval – *Bonnie motion, Brad 2nd, passed unanimously.*
 - c. Pool Repairs and Pool Shutdown May 4-18 – *Susan to follow-up of acid pavers, burnt grass, spa chem-off -balance. Clear-Tech Ryan, owner Chris, son, to confirm. Jim, new tech.*
 - d. Potential Building Electrical Issue – *Duke Inspect.*

- 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 – *old box has building keys.*
- g. Gym Doorknob to be replaced – *Roger & Susan requested Tampa Bay Remodeling relace.*
- h. 2 garage cart's wheels repaired by Roger/ordering new luggage rack – *Reimburse.*

7. Unit Owner Concerns – *None.*

8. Adjourn Meeting: *Bonnie motion to adjourn at 11:11am, Brad 2nd.*