

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, January 13, 2026

TIME: 10:45AM EDT – Following the Annual Mtg.

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 10:13am with Dick Mcilhattan, Brad Gable, Larry Stauffer and Pat Chetcuti present to form a quorum.*
2. Proof of Notice - *Notice was posted 12/19/2025*
3. Approval of Previous Minutes – 12-1-2025 – *Bonnie reviewed the minutes, Larry motion to approve the minutes as written, Dick 2nd passes unanimously.*
4. Officer's Reports – *Pat #401 noted the Fire doors from patio are not opening, they get stuck and handles comm off, need 1/8" shaved off due to swelling from sun. Brad #402 noted the same, noted Dennis with Cut-Rite brother did repairs previously. Susan noted spoke to Dennis last year about issue, Dennis said there was no warranty left on repairs, and doors needed to be replaced.*
5. Old Business
 - a. #202 Deck Remediation Status – *Dry Solutions needs to come back and remove coverings on equipment and re-inspect for leaks with documentation and report.*
 - b. Elevator Modernization Status – *South Elevator finished, will get report from Amy with ATIS per contract.*
 - c. Company to clean Common AC Drain lines – *Susan to get quote to clean, Kron vs. plumber.*
6. New Business
 - a. Dec 5 letter to Unit 202 re window maintenance responsibility – *Emailed letter to Vic about slider doors and windows.*
 - b. Status of insurance inspections 2 in January – *Susan reported both Liability & Property insurance inspection completed no major issues, waiting on report.*
 - c. Skyline Elevator status, inspections passed, bad heat detector on garage floor that fire dept remedied – *All work competed, will be starting North Elevator next.*
 - d. Skyway Fire Sprinkler Work status/Unit completion including 3 Units f/u work w/ ceiling cut outs, \$6304 total Unit Owners billing \$4,094, common area stairwell invoice \$4,497.99, the 5-year inspection was included in the first inspections of Units/common. – *Tampa Bay Remodeling scheduled to do drywall repairs for 402, 302 & 202.*
 - e. Gate Upgrades by AE per estimate of \$12,945.14 – *Bonnie motion to approve, Brad 2nd passed unanimously. Noted need to address the manual release and auto stops on North gate, safety issues.*

f. Ratify

- i. Cut-Rite Hurricane Remediation Invoice \$32,169.45 (\$8,846 approved previously)
- ii. USI Roof Repair #702 – *Hole in front by white coating repaired. CDL Roof white coating on roof 7 years*

7. Unit Owner Concerns – *Brad noted Front door call boxes not working properly, question if worth repairing/keeping. Susan to contact AE to review and get estimate.*

8. Adjourn Meeting: _____ Brad motion to adjourn at 11:12am Larry 2nd.

Submitted by Susan Ables