

TUSCANY COMMUNITY ASSOCIATION

**Board of Directors Meeting
Held
December 13, 2017**

Location: Tuscany, Cabana
Miramar, Florida 33025

Time: Meeting called to order 7.05pm

Present: Juan Pablo Saenz - President
Valerie Ward - Director (by Phone)
Manuel Sosa - Vice President
Marion Peynado - Secretary

Absent: Glenford Merrifield - Treasurer

Determination of Quorum.

Minutes for previous meeting were emailed previously and the motion to approve made by Juan passed and seconded by Valerie.

New Security hours to cover 24 hours for the next two weeks was not approved; only 24 hours on Dec 24, Dec 25, Dec 31 & Jan 1. This item will be revisited in January.

Mulch. The idea of placing mulch at the entrance of the community to include the roadside on Miramar Blvd was discussed and found to be too expensive. Another proposal was requested not including the Miramar Blvd area.

The Fence project was delayed due to a hold up with Murano. It was noted that a large area was left open and created a security problem between the two Communities. Also the Contractor was behind in the production of the fencing and it was noted that they would be installing posts the coming Friday.

The Garbage enclosure pressure cleaning and painting to be reviewed with more specific details as to type of materials being used and request for a better price.

Cabana Lighting and Fan installation were noted and approved for installation. Motion passed and seconded by all.

A motion by Manuel to allow NPH to proceed with small materials necessary and jobs not exceeding \$2,000 was approved by Juan and seconded by Valerie.

From the Floor:

Complaints were made by several persons regarding landscaping. Weeds have taken over and some of the new grass placed a few months ago were dying again. It was mentioned that a replacement would be done for free.

The landscaper had done trimming and not remove the cuttings. Also, when blowing the leaves, they were not removed from the walkways.

Noted also, landscaper to check the sprinkler system and no report had been received recently.

Security problems pertaining to no fence in some area with no lighting was a big issue for an owner who lived in the area with two small children .

Another owner requested to remove the bench located near his home at 2690 83rd and 27th Ave (near the garbage dump) as unruly young persons gathered there.

Another owner complained that new tenants held parties outside front with chairs and were unruly and loud. It was a disturbance.

It was asked the ratio of how many tenants to owners reside in the community. She was advised it will be discussed at the next meeting. Also it required 75% owners to allow for changes to the By-Laws of the Community.

Meeting adjourned at 8.35 pm

Four handwritten signatures or initials in blue ink are located at the bottom of the page. From left to right: a circular mark with a vertical line through it, a stylized 'L' or 'J' shape, a simple oval shape, and the word 'Manuel' written in cursive.