

TUSCANY COMMUNITY ASSOCIATION

Miramar Blvd – Miramar, Florida 33025

BOARD OF DIRECTORS MEEETING

February 4, 2017

Present were:	Manuel Sosa	- President
	Glenford Merrifield	- Director
	Juan Pablo Saenz	- Treasurer
	Marion Peynado	- Secretary
Absent:	Valerie Ward	- Vice President

Quorum: Yes.

Meeting started at 10.08am

Minutes from previous meeting were approved.

Murano/Tuscany Fence Project.

Representatives from Board of Directors at Murano were also present. They enquired if Tuscany was ready to proceed in a joint venture to erect a fence between the two properties as it was becoming very important to prevent criminal activities and have more security.

There was a discussion regarding the proposals from Murano. Tuscany had also received a proposal and it was agreed to accept that of Tuscany. In addition, there was a necessity to remove some trees along the present fence that roots had been embedded near the present fence. We should try to preserve some trees as it would help to beautify the areas. After the permit is approved, the Company will advise which trees have to be removed. It was noted there is a warranty with the proposal

It was agreed that Tuscany would take the lead of the project since Murano did not have a Management Company at present. A deposit by both parties would be placed in an Escrow Account and further payments to be made thereafter. Tuscany will obtain legal advice to

move forward with the project and noted there will be a cost to set up the Escrow.

An Attorney present advised the schedule of events as follows:

- (a) The Agreement.
- (b) Murano to review.
- (c) Signing of the Agreement.
- (d) Deposit to be paid by both parties.

Paola will check with the Attorney for the cost to set up the Agreement.

Sprinkler System

It was reported that 90% of the system was working. 8291 27th St and 29th Street had problems.

It was noted that the Janitor would be trained to check the sprinkler heads, by Pablo from the Company ASI.

It was brought to the attention that there was no service for the lake fountains and it should be done every 3 months. It was suggested to do multi-colors at each servicing to be able to determine that servicing is being done.

Landscaping Contract

The trial period end is March 30, 2017. Dave from the present Co. is in the process of cleaning up, trimming trees and replanting.

It was discussed that the Unit frontal gardens would be inspected as some areas were looking very shabby and needed improvement.

Regarding Dave (the landscaper). It was noted to make a list of what exactly is expected of him to be done on the property.

Motion by Manuel to purchase 8 pallets of sod and 11 pallets of mulch was approved and seconded by Glenford.

Pet Registration

The application process form was handed out for review by the board. Noting that **present residents** costs to be absorbed by Tuscany and **new residents** would have to pay the cost.

Also noted that the Representative was no longer with the Company. NPH would have to do the processing and forward to the Company.

There would have to be a survey to determine how many dogs are in the Community. This would have to be done door to door with a security escort. It was suggested that this census be done as soon as possible.

Gate Entry System

A notice plaque would be applied with a phone no for Emergency purpose to call the Security Staff. The NPH Emergency phones and Security phone numbers to be placed on Mail Boxes and in the Cabana for Emergency purpose.

Parking Decals

The parking decals are in process for the Board of Directors to choose which is preferred. It will be color coded: Owners – Blue, Residents – to be decided.

It was noted that the Owners decal will not have an expiry date. Renters **will have an expiry date. It can be deactivated on a monthly basis where necessary.**

In the coming week NPH will prepare a report to keep track of all rentals.

Other matters

It was reported that there was an influx of stray cats in the Community. Animal Control would be notified. It was also suggested to sprinkle camphor balls around. This will chase them away as cats do not like the smell.

Board Member Glenford advised that if the Board makes a decision via email a form has to be signed and the vote has to be unanimous. If not, it has to be brought to a meeting. The same applies to phone decisions.

Open Floor

An owner since 2015 complained there was no grass in her area. She said a small youth walks a pit bull dog and owner fears that he is too small to handle the dog.

It was also mentioned that there was lots of 'whitefly' disease on the plants.

Meeting adjourned at 12.55pm

Signed: McPeinado
Secretary -