

Tuscany Community Association

C/o Neighborhood Property Management
2083 West 76 Street Hialeah, FL 33016
Ph (305) 819-2361 Fax: (305) 825-0608

Board of Director Meeting Minutes

Place: 8266 SW 25 th Ct, Miramar, FL 33025
Date: **March 24th, 2018**
Time: 10:00 a.m.

Members Present: Manuel Sosa - VP
Valerie Ward - ~~Insert right title~~
Juan Pablo Saenz - President
Glenford Merrifield - Director
-

Determination of quorum: 100% Board Members in attendance
Meeting started at 10:08 a.m.

Present:

Management Company:
Jeimy Revueltas, LCAM
Paola Amador, LCAM

Motion to: propose Cindy Galdos as Secretary of the Board of Directors

Motion: By Juan Pablo Saenz

Second: Manuel Sosa

Carried: unanimously

Cindy Galdos new position as Secretary to prepare the board of director minutes. Management to email her the affidavit for signature and suggested to read the by-laws of the condominium.

Motion to: Approve the last meeting minutes of March 24, 2017

Motion: By Juan Pablo Saenz

Second: Manuel Sosa

Carried: unanimously

New Smart decal presentation by All County Towing. Brian explains that the new smart decals would have a bar code for security or All county to scan and read to verify the permit registration faster. New smart decals would be placed inside the window of the vehicles. The new decals are \$5.00 each

Motion to: Negotiate with All County Towing the price of the decals from \$5.00

Motion: By Manuel Sosa

Second: Juan Pablo Saenz

Carried: unanimously

Security Reports lots of tailgating at the gate. All county to start towing all vehicles without bar codes as of April 13, 2018. Security to start reporting to Brian form All County Towing all vehicles without bar codes

and just displaying a parking permit. Notices to be sent to all residents and to be mail out to owners for reminders.

Website Presentation by **José Antonio Suárez Pinzón** Linked LA – Web Services explain the list of what the website will consist of
Website to have a profile for each resident with Login and password.

Paola recommended that all sub associations should not be making payments through the website instead they should have their own portal to direct them to their own sub association website.

Motion to: to do the website by just the items required by statue and revised the estimate.

Motion: by Glenford

Second: Juan Pablo Saenz

Carried: unanimously

Janitorial to provide estimate to pressure wash the dumpsters once a month. Compare the cost of renting the power washing machine VS buying it and calculate the cost associated to own it and keep it in house.

New Golf cart proposals were presented by management.

Motion to: to request new golf cart estimates with aluminum bed and request trade in for old golf cart.

Motion: by Glenford

Second: Manuel Sosa

Carried: unanimously

Parks ground estimate presented by management. Big Park on 29st has been inspected by Playkids and management and park needs repairs. Property Manager suggests to repair the park by a professional. Property Manager also suggested to change the sand in all the parks into rubber mulch our pour in slab.

Motion to: to request new estimates for park repairs and rubber mulch. Close down the park on 29th st and have security

Motion: by Manuel Sosa

Second: Juan Pablo Saenz

Carried: unanimously

Management Company noted that are too many complaints by residents with the landscaping. Landcaping pictures was presented to the board of directors on how the landscaping was looking in Tuscany compared to Calabria and Murano.

Motion to: to request new landscaping estimates.

Motion: by Juan Pablo Saenz

Second: Cindy Galdos

Carried: unanimously

Open Forum:

Residents complaints for lots of Speeding in the community. Residents also complaint about the security in general in the community and asked for 24/7 security presence. Juan proposed to look at the budget and see the possibility to add it in the near future.

Request from Miramar price for Police Patrolling to give out tickets

Meeting adjourned at: 12:50 pm.

Marion Peynado requested for management to send newsletter reminders every three months.

I hereby certify that the minutes of the Board have been approved with ____ or without _____ corrections.

Date: 03-26-2018—minutes done by *Jeimy Revueltas*/LCAM in lieu of the Secretary