

**TUSCANY COMMUNITY ASSOCIATION**

**Miramar Blvd – Miramar, Florida 33025**

**BOARD OF DIRECTORS MEEETING**

**March 25, 2017**

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

Quorum: Yes.

Meeting started at 10.03 am

Minutes from Feb 4, 2017 meeting were approved by all. Seconded by Glenford.

**Parking and Decal System presentation by Brian Weiler - All County Towing.**

Details of the system used were explained to enable us to weed out unauthorized residents vehicles. He presented the brochure showing the operations with rules and regulations, as well as process of violations.

He noted there is no charge to the Community to provide this service and decals.

The frequency provided will be 3 days per week. There is no Contract, only a written Agreement. Notice to cancel will be 30 days.

**Landscaping**

Dave Barrow and Companion Steve of Renaissance Lawn Service did a presentation updating the landscaping of the Community. He suggested

that the Pool Area had to be beautified. It was suggested that it would be best to place additional pavers and low scrubs rather than hedge, which would obstruct the view at the pool by Security. An estimate will be obtained.

It was suggested by Glenford that the large trees should be trimmed for Insurance reasons. They would become a roof hazard, if not trimmed. David was asked to provide a proposal to provide this service.

The outside entrance center trees need to be trimmed and fertilized to allow new growth from the bottom, rather than removed and replaced with new plants.

Dave said he would place annuals at the Tuscan Signs every six months and Fertilize every 4 months. He will also advise when necessary for Pest Control.

Dave to remove the green island ficus by the basketball court and replace with the trinetts from the roundabouts.

He also advised that the grape trees on 29<sup>th</sup> St. can ruin the fence.

**Sprinklers** – he said they have to be located everywhere. This situation has to be rectified quickly in order to maintain the new grass recently planted. There are no sprinklers at roundabouts. Manuel suggested that Dave check where coverage and replacement is required. Also to be checked before the Sprinkler Co. comes for the monthly check.

### **Pet Registration**

The Survey and Registration was done and of those received, five remained to be handed in. It was suggested that we obtained a Pet Deposit and Paula will get legal advice regarding if it can be used if a fine is not paid. Also regarding the renewal of a lease, can it be refunded and a new deposit made.

A motion passed to order 100 DNA Registration and 20 Sample Waste Kits. Motion approved by Juan, Valerie and Glen.

The registration date has to be set. Also the maintenance person requires a pooper-scooper.

It was noted that NPM will charge a fee to do the DNA testing at the office for new residents.

### **Security Deposits**

A discussion as to whether the Tennant or the Owner should make this deposit. It was agreed that the deposit should be collected from the Tennant only. Deposits paid by the Owners so far will be refunded to the Owners.

A **motion** passed to change the Security Deposits to be charged to the Renters only with an option to the Owners.

Agreed by everyone present.

A **motion** for refund deposits to be sent by certified mail with a tracking option used.

Agreed by everyone present.

It was noted that if the refund is not received, Tuscany will not pay the lost check stop payment charges for a replacement. The Renter will be responsible for the charges or wait the six -month wait period to have another check reissued.

This refund rule **must** be noted on the application form and the Renter advised before signing. Agreed by all B.O.D present.

### **Fence Project with Murano.**

It was noted the Agreement was completed and signing to be done the coming Monday. Work to be started immediately after.

### **From the Floor.**

- Owner at 8228 25<sup>th</sup> Court complained that the gutter water-spout was not secured properly to the building and was broken. Tuscany # 1.

- A complaint regarding inspection of back porches was made.

- Noted also there should be a restriction of large dogs.
- Owner from Tuscany # 5 complained of parking issues. Owner had arrived late to the meeting and did not hear the presentation by the Towing Co.
- Tailgating was discussed and the culprits would be fined. It was noted by the NPM Representative that a Fine Committee would be required to be able to apply the fines.  
We had three volunteers from the floor to form the Fine Committee.

Meeting adjourned 12.02pm

**Minutes approved with ( ) or without corrections ( )**



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**Marion Peynado**  
**Secretary**