

Tuscany Community Association

C/o Neighborhood Property Management
2083 West 76 Street Hialeah, FL 33016
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Board of Director Meeting Minutes

Place: 8266 SW 25th Ct, Miramar, FL 33025
Date: **April 28th, 2018**
Time: 10:00 a.m.

Members Present: Juan Pablo Saenz - President
Manuel Sosa - VP
Valerie Ward - Director
Glenford Merrifield - Treasurer
Cindy Galdos - Secretary

Determination of quorum: 100% Board Members in attendance
Meeting started at 10:05 a.m.

Present:

Management Company:
Jeimy Revueltas, LCAM

Motion to: Approve the last minute meetings of 03/24/18. Valerie Ward did not approve the Meeting Minutes from 3/24/18. Mrs. Ward mentioned that the titles for director and treasurer were opposite as stated in Minutes. Mrs, Ward is the Director and Mr. Merrifield is the Treasurer.

Motion: by Valerie Ward

Second: Glenford Merrifield

Carried: unanimously

SECURITY: Miramar Community Officer Jasper Sejour presentation and application for special details.

The City of Miramar Police officer presented the “Detailed Officer” service to the Tuscany residents and BOD. Based on such services, Tuscany BOD can indicate the specific service we would like them to address in Tuscany grounds (and in accordance to law). Examples are traffic enforcement such speeding, unlawful use of illegal substances, lottery, others. Rate is \$35 p/hour, minimum 3 hours per shift.

In addition, Officer Jasper will send Management Company a template of sign regarding trespassing the community limits.

History: Based on an incremental demand of Tuscany safety from the residents of Tuscany and the many variations of violations in the community, the BOD was requested to find ways to enforce more safety procedures such enforcing speeding fines in the community.

There was a general positive perception of the group regarding the “detailed officer” on site that would benefit the general security and safety of the Tuscany Community. However, the original intention to this approach was to increase security in the community in addition to the current coverage from our security vendor, not to replace them. At such, we agreed to revise our budget to see if we can afford it in the near future.

It was noted for property manager to get the exact cost, days and time from the Miramar Police Department to issue tickets.

WEBSITE:

Website Presentation by –

1. Dwane Dunn from “Know IT Media” presented his services for website creation and development in the Word Press Platform. The solutions presented included a one-time fee for web development and creation plus a monthly fee for maintenance, back-up services, and content management. Dwane explained that Tuscany would be the sole owner of the site and domain. At such, we can choose our preferable hosting company without affecting the site and Tuscany ownership status. The site will offer front end “log-in” access to owners and administrators of Tuscany, public access to specific legal documents as mandated by the FL statute regulation, and will showcase the amenities and facilities of the entire property.
2. **RUBEN DARIO LOPEZ BARRAZA** eDesign Studios – Web Services
Vendor explained briefly the list of services offered in his proposal. The website will have a profile for each resident with Login and password. At the time members of the BOD perceived that eDesign was not a registered corporation and in ACTIVE status in the sunbiz.org portal and proceeded to share with him that we could not make business with him.

Motion to: The BOD desired unanimously to hire Know IT Media services (\$3,500).

Motion: by Cindy Galdos

Second: Juan Pablo Saenz

Carried: unanimously

LADSCAPING

Mystic Gardens Lawn Contractors presented their landscaping services to the residents and BOD of Tuscany. The speaker made a very educative and outstanding presentation regarding his professional perception of the negative status of Tuscany grounds and presented multiple proper horticultural and scientific-based solutions. He also spoke about fertilizing and weed control as per of the package of services offered.

Motion to: The BOD decided to have our management company approaching the presenting vendor (**Mystic Gardens Lawn Contractors**) to negotiate a better price for Tuscany since their price was out of our current landscaping budget.

Motion: by Cindy Galdos

Second: Juan Pablo Saenz

Carried: unanimously

Garbage Enclosure- Pressure wash- to be done by the Janitorial Company. However, we needed to discuss how to provide or pay for the equipment needed.

Motion to: The BOD decided that our pressure wash service to be done by the Janitorial Company but to provide them with the needed equipment by Tuscany Association (Water tank, Hinge and Trailer**).**

Motion: by Manuel Sosa

Second: Glifford

Carried: unanimously

PARKS- The main playground of the community is currently closed due to incomplete repairs. Our management company has presented one estimate from “Play kids”.

Motion to: The BOD decided to accept the proposal from the vendor “PlayKids” and fix the park as soon as possible.

Motion: by Manuel Soza

Second: Glifford

Carried: unanimously

Open Forum:

Residents propose to start a “community security watch”

Natasha H 2785 SW 82 Ave made a complaint that she could not put her shutters because of the hedges where in the way to put the ladder.

Note: We may need to buy more chairs to accommodate an increase number of participants in Board Meeting.
Meeting adjourned at: 12:50 pm.

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

Date: 03-26-2018—minutes done by *Cindy Galdos*

Secretary