

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 25th Ct, Miramar, FL 33025
Date: **June 18th, 2018**
Time: 7:15 p.m.

1. Call to Order

The meeting was called to order at 7:35 p.m.

2. Establishment of a Quorum of Directors

Quorum was obtained by roll call and attendance was as follows:

Attendance in Person:

Juan Pablo Saenz	- President
Manuel Sosa	- VP
Glenford Merrifield	- Treasurer
Cindy Galdos	- Secretary

Also Present:

From Neighborhood Property Management (NPM) Company: Jeimy Revueltas, LCAM, Paola Amador LCAM, and Agustin Cabrera (owner of NPM).
Association's Attorney, Marylin Perez, Ezq.

3. Proof of Notice of Meeting

The Board of Directors Meeting Agenda was posted with sufficient time to meet meeting's notification requirements.

4. Reading and disposal of any unapproved minutes.

The Minutes of the last meeting were read and approved after corrected as follows:

Motion to: Approve the last minute meetings of 05/17/18 with revisions A and B.

- A) **Motion** was to authorize NPM to obtain 3 quotes to purchase sand for all Kid Parks. Close the park temporarily until sand becomes up to code and to have the board meet in one week from today to choose vendor.

Motion was made by Juan Saenz.

All were in favor and motion passed unanimously.

Vote passed.

- B) **Motion** was to remove the hedges and/or tream down the hedges of shrubs of Natasha's property due to the owner's inability to place her house shutters during a forthcoming hurricane season.

Motion was made by Juan Saenz.
All were in favor and motion passed unanimously.
Vote passed.

APPOINTMENT OF NEW BOARD OF DIRECTOR: The day after the last meeting (05/17/18), former Director Valerie Ward resigned to her position. Shortly after, the Board of Directors made a public announcement to the community letting members know of the opening position. Two candidates applied to the director position and today, we will vote to fulfil the position.

Motion was to select Aracelys Zumaeta as the new board of director for the Tuscany Association.
All were in favor and motion passed unanimously.
Vote passed.

ELECTRONIC NOTICE AND ELECTRONIC VOTING

Motion to adopt electronic notice **only**.
Motion was made by Cindy Galdos, seconded by Juan Saenz.
Votes in favor: Aracelys Zumaeta
Votes against: Manuel Sosa and Glenford Merrifield.
Vote passed.

5. **OLD BUSINESS: LANDSCAPING**

Motion was to terminate the vendor ‘Renaissance Lawn Services’ within 30 days.
Motion was made by Cindy Galdos, seconded by Juan Saenz.
Votes in favor: Aracelys Zumaeta
Abstention: Manuel Sosa and Glenford Merrifield.
Vote passed.

Motion was to hire the vendor ‘Torres Maintenance’ as the association’s new landscaper.
Motion was made by Juan Saenz, seconded by Cindy Galdos.
All were in favor and motion passed unanimously.
Vote passed.

Note: Property Manager will send new approved vendor contract to attorney Perez for legal consideration.

6. **Q & A SESSION/ OPEN FORUM:**

- Several members of the community are requesting 24/7 security coverage in the community. The board replied that the board decided to first hire officers for a trial period to work a few hours in the community to implement fines as needed. After a few months of evaluation of their work, the board will decide accordantly.
- Other members requested the increase of security coverage during the school breaks, holidays, summer break, and spring break.

- Members of the community requested to increase the pest control-spraying schedule during the summer season due to an increment of spiders and bugs in the community.
- Members of the community requested more pest control regarding mosquitos and spiders again. The property manager shared that she was going to contact Broward County to help us address mosquito issues.
- There were concerns and complaints regarding a mistake the towing company performed in 2710 SW 83rd Ave. The property manager proceeded to explain details about this aspect and mention to follow up in the matter.
- Residents of the subdivision Tuscanly #3 claimed their desire to have board representation from their subdivision. Attorney Perez, explained details about this aspect and invited them to exercise their right to be part of the board member leadership team.
- A resident of Tuscanly #6 requested management to enforce residents of the community to remove their shutters within a reasonable time of the occurrence of a storm in addition to consider fire code violations.
- Same owner of Tuscanly 6, complained about the lengthy process is taking his subdivision to fix the roof of one of the buildings in it. Management explained that is under a legal battle but is been worked on.
- Another member mentioned the severity of the tailgating issues in front of the community and suggested to reevaluate location of poles, creation of security house by the entrance of the community, and add more security hours, especially during the summer time and holidays.
- Resident of Tuscanly 5 mentioned security issues at the gate again, reported seeing people jumping over the fence, people going under the fence, and pest waste in the community. She mentioned that minor's do not pick after their pets. Property manager (Jeimy) mentioned that a new pet registration season was due in the community.
- **Note: We may need to buy more chairs to accommodate an increase number of participants in Board Meeting.**

7. **ADJOURNED**

Motion made by _____ to adjourn the meeting at: 9:15 pm. seconded by _____;

We did not record the vote.

With no other business, the meeting was adjourned at 9:15 pm.

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

Date: 07-01-2018--minutes done by *Cindy Galdos*, Secretary