

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: **July 5th, 2018**
Time: 7:30 p.m.

1. Call to Order

The meeting was called to order at 7:44 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
Glenford Merrifield	- Treasurer
Cindy Galdos	- Secretary
Aracelys Zumeta	- Director

Absent(s):

Manuel Sosa	- VP
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Also Present:

From Neighborhood Property Management (NPM) Company: Jeimy Revueltas, LCAM, Paola Amador LCAM

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 was read and approved after corrected as follows:

Motion to: Approve the last minute meetings of 06//18/18 with the following revision:

Motion was made by Juan Saenz to adjourn the meeting at: 9:15 pm. seconded by Glenford Merrifield.

All were in favor and motion passed unanimously.

Vote passed.

5. LANDSCAPING: Regarding New Landscaping vendor Torres.

Motion was to approve the forthcoming “corrected” version of the vendor’s contract after revisions made by attorney Perez and vendor. Please include a COPY of the “current” contract prior to final approval (EXHIBIT 1).

Motion was made by Juan Saenz, seconded by Glenford Merrifield.

All were in favor and motion passed unanimously.

Vote passed.

MURANO FENCE- Update

Management indicated that in order to complete the fence project, three (3) steps needed to take place 1st:

1. Notice of Commencement- Management was going to initiate and process this step within 2 business days
2. Notice of Termination- It needs to be completed by developer (vendor)
3. Schedule final Inspection Meeting with BOD from both communities

Management further indicated that the process (above) would take two (2) weeks average to be completed. No motion was recorded on this topic.

DUMPSTERS

Motion was to have NPM obtain new quotes from different vendors to purchase eight (8) new surveillance cameras for the seven (7) dumpster areas in the community and one (1) for the basketball court.

Motion was made by Cindy Galdos, seconded by Juan Saenz.

All were in favor and motion passed unanimously.

Vote passed.

COMMUNITY SECURITY

Motion was to increase security hours from the current 16 hours coverage to 18 hours every day of the week during the summer time, starting today (7/5/18) until August 15th (First day of School in Broward County). The new security schedule will be from 9 am until 3 am.

Motion was made by Cindy Galdos, seconded by Juan Saenz.

All were in favor and motion passed unanimously.

Vote passed.

FINE COMMITTEE

Motion was to appoint a **fine committee** of up three (3) members immediately to help NPM manage, arbitrate, and issue fines regarding violations in the community against community rules, regulations, bylaws, and/or Florida statutes. Members of this committee will educate themselves regarding all rules and regulations of the community, and hold hearings to determine fine(s) or solutions to current community problems.

Motion was made by Juan Saenz, seconded by Cindy Galdos.

All were in favor and motion passed unanimously.

Vote passed.

Member Volunteers that enrolled in the Fine Committee:

- Yessid Silva 2519 SW 82nd Ave (347) 784-9059
- Natasha Hassan 2875 SW 82nd Ave (718) 864-1767
- Benghie Hyacinthe 8232 SW 29th St (954) 562-1156
- Annie Nunez 2690 SW 83 Ave (954) 665-1726

MANAGEMENT

Motion was to provide NPM (on behalf of the board of directors) the authority to address community issues such rule violators, premises trespassing during or after hours, tailgating, improper disposal of trash, construction materials, appliances, etc.; with the strongest force of law including but not limited to: pressing charges with police, legal process, etc.

Motion was made by Juan Saenz, seconded by Aracelys Zumeta.

All were in favor and motion passed unanimously.

Vote passed.

6. **OLD BUSINESS:** PEST CONTROL

Motion was to have NPM obtain three (3) quotes from different vendors to provide the pest control service to the Tuscany community. Pest Control service will no longer be handle by the landscaper.

Motion was made by Juan Saenz, seconded by Aracelys Zumeta.

All were in favor and motion passed unanimously.

Vote passed.

7. **OLD BUSINESS:** ASPHALT NEEDED

NPM will try to negotiate the price down to \$2,000 from \$2,500 from vendor World Traffic Striping, LLC. to address the multiple asphalt patches needed in community roads. No vote was recorded in this topic.

Note: \$2,000 is the maximum limit of funds that management is able to spend to address urgent community needs without the board voting on it.

8. **OLD BUSINESS:** ELECTRONIC CONSENTS

NPM will soon send out the letters informing owners of the new “electronic communication consent “option to their disposal. The electronic communication consent will allow owners to receive community news, updates and notifications electronically via email. No motion was recorded on this topic.

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

- One owner suggested that the cameras to be purchased need to be of high resolution to be able to obtain benefit from them.
- Fines- Notifications of fines need to be sent to owners so they are aware of those

- A couple of owners indicated that the two (2) lakes of the community to not look presentable and look dirty. Management explained the reason why.

2. **ADJOURNED**

Motion made by Juan Saenz to adjourn the meeting at: 8:58 pm. seconded by Cindy Galdos;
All were in favor and motion passed unanimously.

Vote passed.

With no other business, the meeting was adjourned at 8:58 pm.

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

Date: 07-26-2018—minutes done by *Cindy Galdos*, Secretary