

TUSCANY COMMUNITY ASSOCIATION

Board of Directors Meeting

Held

August 3, 2017

Location: Tuscany, Cabana
Miramar, Florida 33025

Time: Meeting called to order 10.05a.m

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

Determination of Quorum.

There were no minutes available to review and approve. Management Company will forward to the Board for review and next meeting to approve.

Parking Permits Enforcements:

It was advised that 72 cars were towed to date. There were 3 complaints regarding unregistered cars for residents and 15 for non-residents. It was unknown at this time how many cars removed were non-residents.

It was agreed that residents were given enough notification prior to the removals. Four dates were offered for both evening and daytime registration to accommodate everyone.

A further notice will be sent to all via Facebook and the Tow Co is giving a further 14 days to have cars registered before towing continues.

Notices will be sent by mail, place by mailboxes and place on doors.

With this process, so far there were 20 new screenings received from persons residing without authorization and 486 are registered. There are still some missing.

The Tow Co. will send us weekly reports.

A Motion passed by the President to have Management send a notice to residents advising they MUST have Bar Codes to enter the gate and Parking Permits properly displayed for registered residents and visitors. Motion approved by all.

Comcast Agreement Renewal:

It was noted that the Community will benefit from the renewal of the original agreement made in 2005 – 2017. It was noted that the need to negotiate must be made in 8 years to receive the full 10 years benefit. Motion to approve signing the Contract was approved by all and to be done by the President.

Other Matters:

Sidewalk pavers repair and replacement for the Common Areas: Motion to use the proposal for \$ 1,400.00 was approved by all and the situation was very urgent.

Tree Trimming:

There were still proposals to be received and will be sent to the Board for review. It was agreed to vote by email as soon as possible, as we were in the hurricane season and they have to be done as soon as possible.

Landscaping:

Recommendation to upgrade the entrances to the units will be reviewed at the next meeting in September. Landscaper to submit a proposal with picture ideas.

Pressure Cleaning Front Columns of Units:

Recommendation to purchase a pressure cleaning machine and job to be done by the maintenance person.

Murano & Tuscany Fence Project:

It was agreed to send Murano a letter regarding the late deposit to the Escrow Account. Also, to notify them the Construction Company is ready to start the project.

Janitorial Services:

It was noted that the present person was not doing his duties to the fullest. Also, it was very important to have a bilingual person on the job. A replacement was requested.

Dog Poo Retrieval:

It was noted that this was not being done, therefore we had to add this duty to the new maintenance service.

Security Personnel:

It was noted that the personnel should not be used as errand bearer for the signing of checks or posting of notices to the Community. Security pay checks must be prepared one week prior to due date in order to have the checks signatures processed and be ready for collection on the due date, not before. Newsletters must be mailed.

Motion to approve the following:

Pool Depth Markers - Approved by all.

Four fans installed overhead for the Cabana – Approved by four/Disapproved by one.

From the Floor:

Complaints from several residents regarding the towing process and the cost to retrieve their cars. One person had 3 cars.

One person noted that someone tried to remove her sticker placed on the outside of the car. Another complained that the Tow Company was not reputable.

Another enquired when the fence project was starting.

Meeting adjourned at 12 noon.

