

**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: **September 25, 2018**  
Time: 7:30 p.m.

**1. Call to Order**

The meeting was called to order at 7:45 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

**Attendance Via Conference Call:**

Manuel Sosa	- VP
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**Absent**

Aracelys Zumeta	- Director
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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 were not Minutes pending of approval.

**5. FPL PRESENTATION - FPL Representative spoke about the benefits of the change to LED in Tuscany, the contract and other details.**

**Motion** was to contract with FPL for the LED change under a 10 year contract at no cost to the Association inside the perimeters of Tuscany as FPL owns all lighting features inside the community. The lighting by the entrance of the community will require a separate contract to make the exact same transition. Management will share the contract with the board on the following board meeting.

Motion was made by Juan Saenz , seconded by Aracelys Zumeta. Everybody else also voted in favor.

**Vote passed unanimously**

6. **TORRES MANINTENANCE (LANDSCAPER) PRESENTATION** – Mr. Javier Torres, shared the poor condition in which he received the Tuscany community in July 22, 2018. He shared the big challenge ahead to just catch up based on the drastic neglect left behind by previous landscaper Renaissance. Owners and BODs were able to ask him questions directly and he addressed them all. Javier also pointed out the fact that he is only responsible for Landscaping service, since the board decided to divorce other services from the landscaping contract such: Irrigation, fertilization, and pest control. Items that were included on Renaissance’s contract on the past.

**7. The quorum of the Board requested a Public Apology from Mr. Merrifield and Mr. Sosa regarding the poor demonstration of character displayed as BODs during the previous cancelled BOD meeting on 9/14/18. In such meeting Mr. Glenford publicly and inappropriately inquired Board of Director, Aracelys Zumeta regarding her ownership status in Tuscany. After such, Mrs. Zumeta kindly dismissed herself from the meeting. Such disruptive, unnecessary, and embarrassing scenario only allowed more discontent, frustration, and lack of respect towards the Tuscany Master BOD from the attending owners on the 9/14/18 meeting. Mr. GLENFORD and Mr. Sosa declined the request for a public apology and considered it completely unnecessary.**

8. **PEST CONTROL**

**Motion** was to approve Krypton as our Pest Control vendor for 1 year, for a cost of \$595 per month. Motion was made by Cindy Galdos, seconded by Juan Saenz. All were in favor and motion passed unanimously.

**Vote passed.**

**Motion** was to contract Krypton to come for services once a month during the winter and spring months and twice a month during the summer and fall months.

Motion was made by Juan Saenz, seconded by Glenford Merrifield. Also in favor was Manuel Sosa. Cindy Galdos was against this motion. Majority was in favor and the motion passed.

**Vote passed.**

**NPM will reach out to vendor and advise to the board when they will be available to start working in Tuscany.**

9. **SURVELLIENCE CAMERAS**- After further discussion, the board unanimously decided to wait until next year based on budget and the need for further teach counsel. Also, Paola Amador from NPM was going to get details from another company (Envera) which is used by her current HOA.

**NO Motion** was submitted at this point.

10. **Water Park-Paint Job-** Management advised that the paint job would be completed the next business day to this meeting (September 26, 2018).  
**NO Motion** was submitted at this point.

11. **Basketball Back Board-** Management advised that pressure wash would be completed soon to enhance back Board.  
**NO Motion** was submitted at this point.

12. **Pool Furniture-** for Tuscany Pool area

**Motion** was to have management obtain quotes for the purchase of pool furniture, as it has never done before. Items to be considered for quoting will be: 10-12 benches, side tables, umbrellas, round tables, pots, etc.

Motion was made by Cindy Galdos and seconded by Juan Saenz, Glenford Merrifield, and Manuel Sosa were also in favor of this motion.

**Vote passed.**

13. **OLD BUSINESS:** management received REFUND of \$3,000 From Dumpsters Paint job. There was not a request to obtain a new vendor at this point to paint the dumpsters again.  
**NO Motion** was submitted at this point.

14. **OLD BUSINESS:** MURANO FENCE. The project has not been completed yet due to corrections requested by the inspector and needed to be done from contractor. NPM was going to continue to follow up with vendor, contractor and the Board from Murano.  
**NO Motion** was submitted at this point.

15. **OLD BUSINESS:** SPEED BUMPS- Management found out that we cannot request any type of deviation from the City of Miramar regulations to place speed bumps in the community. However, it was suggested by owners to have management write a letter on behalf of the Association directly to the Major of the City of Miramar to address this issue in our community. Maybe initiate a motion through the collection of signatures was also suggested by owners and management.  
**NO Motion** was submitted at this point.

16. **SECURITY-**

**Motion** was to add two (2) hours of security to the morning shift, from 7 – 9 am, Monday through Friday.

Motion was made by Juan Saenz and seconded by Cindy Galdos. ~~Glenford Merrifield~~ and Manuel Sosa were against this motion.

**Vote did NOT pass.**

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

Owners were able to intervene with questions and concerns throughout the meeting.

2. **ADJOURNED**

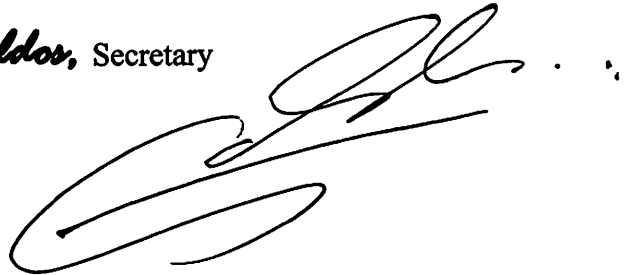
Motion made by Juan Saenz to adjourn the meeting at 9:02 pm. seconded by Cindy Galdos.. All were in favor and motion passed unanimously.

**Vote passed.**

**With no other business, the meeting was adjourned at 9:02 pm.**

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

**Date:** 11-14-2018—minutes done by *Cindy Galdos*, Secretary

A large, stylized handwritten signature in black ink, appearing to read 'Cindy Galdos', is written over the text of the signature line.