

Motion to: Hold payment from Krypton until Services are rendered.

Motion: By Juan Saenz

Second: Annie Nunez

Carried: Unanimously

11- Presentation of a few innovative ideas for your consideration by the President of Tuscany Community Juan Saenz

- Juan Saenz, the President of the Master Association discussed innovative ideas to bring to the community with the additional funds from the Murano fence reimbursement and the rollover funds from 2018 to 2019. Some of the ideas mentioned were
 - i. A carwash on SW 27th
 - ii. Rent spaces to vendors on the community website where they can advertise their business.
 - 1. This needs to be confirmed with the attorney if the association can do that
- The membership wanted to add a gym on the community and update the landscaping.

5. **Open Floor**

- The Board of Directors discussed to maybe look for another vendor to perform the Fountain repairs. We currently use Vertex.
- The board of Directors discussed the Bulk Pick Up contract. We should look for a vendor that provides services on an as needed basis not on a monthly cost.
- The board of Directors discussed the Garbage Company to see about the schedule for the garbage pickup. We are being charged overages because of the amount of garbage and days. Our current days are Monday, Wednesday and Saturdays

6. **ADJOURNED**

Motion made by Juan Saenz, President of the Master Board at 9:07 pm. To adjourn meeting

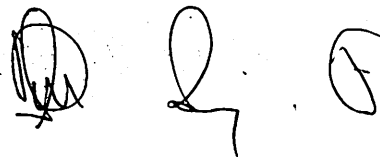
Seconded by Aracely Zumeta

Vote carried unanimously.

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

Aracelys Zumeta,

Secretary of the Tuscany Master Board



- Proposals will be sent to the committee members for their review and recommendations. The committee is to interview the companies for the landscaping and pressure washing. Although, we will wait for the tree trimming to finish before we pressure wash the community.
- 4- Review proposals to create a designated area for the recycle bins (the Committee will also assess the proposals and advise the Board)
- The proposals for the recycle bin locations will be sent to the Committee for their review and recommendations.
- 5- Acceptance of Resignation of the current landscaping company and review of new bids.
- Motion to:** accept the Resignation of Torres Landscaping.
Motion: By Juan Saenz
Second: Annie Nunez
Carried: Unanimously
- The Board of Directors suggests that we ask for a Landscaping proposal from the current vendor doing the tree trimming on the property, Javier's Lawn Service Inc.
- 6- New Janitorial Proposals to be handed to the Committee for their recommendations
- The proposals for the new Janitorial Company will be sent to the Committee for their review and recommendations.
- 7- Addition of three (3) new Cameras for the Cabana area (By Annie Nunez)
- There was an explanation to the membership to add three new cameras to the cabana area since there is a lot of blind spots and areas not covered.
- Motion to:** add additional cameras to the cabana area.
Motion: By Annie Nunez
Second: Juan Saenz
Carried: Unanimously
- 8- Review the request from Tuscany No. 3 to get reimbursement from the paver's job repair they are currently doing.
- Tuscany No. 3 is doing repairs to the pavers in front of some units that were lifted by the roots of the trees. Master Association is responsible from the end of the building to common area and the Subdivisions are responsible from the footstep and the back patio.
- Motion to:** Reimburse Tuscany No 3 for pavers repairs
Motion: By Juan Saenz
Second: Aracelys Zumeta
Carried: Unanimously
- 9- Security Reports
- Carlos Lastra from the security company updated the membership on issues going on in the community such as Tailgating, illegal parking, fighting, and an incident from Tuscany No 6 that there was a sliding door that seemed to be forced open. An open sliding door from a vacant unit, a move out in Tuscany No 5 that left a refrigerator outside, etc.
- 10- Krypton Report (banana spiders)
- The Board of Directors discussed the workmanship of Krypton. In the month of February the Company was supposed to come back to finish the fumigation throughout the community and they didn't. The Board was in agreement to hold payment for the month of February until services were completed.

Tuscany Community Association
C/o Neighborhood Property Management
2083 West 76 Street Hialeah, FL 33016
Ph (305) 819-2361 Fax: (305) 825-0608

Minutes
Meeting of 02/28/2019

Place: 8266 SW 25th Ct, Miramar, FL 33025
Date: **February 28, 2019**
Time: 7:30 p.m.

1. Call to Order

The meeting was called to order at 7:34 p.m.

2. Establishment of a Quorum of Directors

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

Attendance in Person: Juan Saenz, Annie Nunez, David Benitez, Yairy Hernandez, and Aracelys Zumeta

From: Neighborhood Property Management (NPM) Company:
Paola Amador, LCAM and Rosario Gonzalez Ferrer, LCAM.

3. Proof of Notice of Meeting

The Agenda was posted within the time requirements by the Florida Statutes.

4. Approved last meeting minutes

Motion to: approve last meeting minutes.

Motion: By Juan Saenz

Second: Annie Nunez

Carried: Unanimously

AGENDA:

New Items:

- 1- Create a Fine Committee
 - There was an explanation to the membership as to what a fine committee is. The Board asked for 3 to 5 volunteers. The three volunteers are Victor Montana, Yadira, Jameny, and Andre
- 2- Create a Proposal review and recommendation Committee.
 - There was an explanation to the membership as to what a proposal committee is. The Board asked for 3 to 5 volunteers. The three volunteers are Karen Recuero, Victor Montana, and Marion Peynado.
- 3- Present the pressure cleaning proposal to the assigned committee members for their review and recommendations.