

**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 03/28/2019**

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

**1. Call to Order by the President of Tuscany Community**

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

**2. Determination of the Quorum**

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:**

1. Brief review of bidding landscaping companies, Proposal Committee opinion (by PC), voting on the landscaping company.
  - There was an explanation to the membership by Victor Montana, one of the members of the proposal committee, explaining the interview process and the opinion of the committee for the 3 landscaping companies and their benefits to the community. The 3 landscaping companies are Blue Pond, New Style and Pink and Green Landscaping. Juan Saenz, Board President, asked management to also give their feedback on the three elected companies. Rosario Gonzalez, Property Manager for NPM, explained her review on the 3 companies and made suggestions as to the best fit for the community. Management also explained the funds available in our budget for landscaping and offered solutions for the deficit of the amount budgeted and the amount needed for the services.

- ◆ First company to vote for was: New Style, which received ZERO Votes
- ◆ Second Company to vote for was: Blue Pond, which Juan Saenz, Annie Nunez, Aracelys Zumeta and Yairy Hernandez Voted YES
- ◆ Third company to vote for was: Pink and Green, which David Benitez voted for.

**Motion to:** Select Blue Pond Landscaping as the new Landscaping Company for the community, with a 90 day probation period and the contract to expire at the end of 2019. Also, to include irrigation wet check and cancellation of current Irrigation Company.

**Motion:** By Juan Saenz

**Second:** Annie Nunez

**Carried:** Unanimously

2. Review of Pressure cleaning proposals, selection and approval of the pressure cleaning company.
  - The companies that were submitted to the proposal committee were, G and N, TD Roof, United and MME Group Enterprise. All companies are offering the same style of cleaning and products associated with the project. They will all include a sealant so the sidewalks last longer and prevent mildew from penetrating the cement.

**Motion to:** Select MME Group Enterprise as the pressure washing company.

**Motion:** By Juan Saenz

**Second:** Annie Nunez

**Carried:** Unanimously

3. Review and approval of the Company to do the bases to place recycling containers.
  - Proposals were reviewed to do concrete slabs located next to the dumpster areas to place all recycling containers in that location to avoid having them in the middle of the street or in the parking spaces. The three companies that presented proposals were, MME Group Enterprise, Marshalls Tree Service and Landscaping, MG Cano Services and Eddy Valdez.
    - ◆ First company to vote for was: MME Group Enterprise, which received ZERO Votes
    - ◆ Second Company to vote for was: MG Cano Enterprise which received ZERO Votes
    - ◆ Third company to vote for was: Eddy Valdez which Juan Saenz, Annie Nunez, Aracelys Zumeta, David Benitez and Yairy Hernandez Voted YES

**Motion to:** Select Eddy Valdez to do the concrete slabs located by the dumpsters for the recycling containers.

**Motion:** By Juan Saenz

**Second:** Annie Nunez

**Carried:** Unanimously

4. Review and approval of a new Janitorial Company

- Carlos Lastra presented his proposal to become the new vendor for the Janitorial Company for Tuscany Master Association. In his proposal he was questioned in regards to explain the cost, supplies and whom is responsible for the associated cost. How will supervisor of employees be managed and if he is including Bulk Pick Up. Disclosing that Carlos Lastra is also the vendor for Security, he is onsite Monday thru Sunday and able to supervise one on one the maintenance staff. Carlos Lastra is offering the Bulk Pick up, and pressure washing of the dumpster areas.

**Motion to:** Select Carlos Lastra as the new Janitorial Company.

**Motion:** By Juan Saenz

**Second:** Aracelys Zumeta

**Carried:** Unanimously

5. Management Report: Pool, Fountain, Irrigation, Pest Control and Security

- Rosario Gonzalez, LCAM from NPM, provided the Board of Directors and the membership with a management report.
  - ◆ First thing she reported was in regards to the Towing Company. There are several complaints that the cars are not being towed. There are cars that are on the blacklist that are not towed. Towing is not coming to the property as often as it's stated in there contract. Solution that is offered by management is to have a meeting with the account representative and issue them a verbal warning of them not being compliant to their contract and terms. If this continues we will terminate contract.
  - ◆ Pool: the pool was closed by the City of Miramar until last Monday, the 25<sup>th</sup>, 2019. We had the city inspector that came and issued Tuscany violations. All violations were fixed. MIA pool Tech was disrespectful and has not provided the services that were in our contract. Pool Tech, came to the property and repaired all violations. Pool Tech has added the community in their schedule although we have not signed a contract with them yet. The Fines were waived since the work was completed quickly and efficiently.
  - ◆ Fountain: we need to add a shield protector to both Fountains. The fuses keep blowing when there is a surge of electricity on the property.
  - ◆ Irrigation: Tuesday the 26<sup>th</sup> of March was the day the vendor came to the property. Was there from 10am to 1pm and checked all phases. Rosario will ask Pablo, to please provide in writing that all the phases are working properly.
  - ◆ Pest Control: Krypton, is a major problem. They are coming to the property and not servicing us correctly. Management is to meet with them and issue a warning of their breach in contract. If they continue to not perform, their contract will be cancelled.

- ◆ Security: Security is issuing reports to management with all cars that are tailgating into the community. Management is issuing violation letters and fines.
- ◆ Cameras: Cameras were approved in the last board meeting for the cabana area. Installation will be done before the next board meeting. The approval was for an additional 3 cameras and to make sure they are infrared cameras.

5. **Open Floor**

- The Board President brought to the attention of the Board and community members that there is another community with the same dynamics as Tuscany in the entrance that has a double arm at the entrance. This avoids tailgating and assists security with unauthorized vehicles entering the community. Juan Saenz explained the process to be able to add the additional arm and we should obtain proposals for this.

6. **ADJOURNED**

**Motion** made by Juan Saenz, President of the Master Board at 8:50 pm. to adjourn the 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