

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: May 17th, 2018
Time: 7:30 p.m.

Members Present: Juan Pablo Saenz - President
Manuel Sosa - VP
Valerie Ward (in Conference call) - Director
Glenford Merrifield - Treasurer
Cindy Galdos - Secretary

Determination of quorum: 100% Board Members in attendance
Meeting started at 7:35 p.m.

Present:

Management Company:
Jeimy Revueltas, LCAM, Paola Amador LCAM

Motion to: Approve the last minute meetings of 04/28/18.

Motion: Juan Pablo Sainz

Second: Manuel Sosa

Carried: unanimously

LADSCAPING-

Motion to: Select the new landscaping provider for the community among several proposals.
Suddenly Mr. Merrifield (Treasurer) presented the following motion:

Motion to: Keep the Renaissance organization as the community landscaping company due to the lack of decent time to go over the one (1) new proposal submitted by management and the lack of “apples-to-apples” comparison from the current vendor and the new proposals.

Motion: by Glenford Merrifield

Second: Manuel Sosa

Third: Valerie Ward

Juan Saenz (President) Cindy Galdos (Secretary) – were against this motion.

AUDIT: In addition to the statutory annual audit requirement, the board is requesting for additional audits to the Tuscany Association master: “Execution and Performance Audit”.

Motion to: To perform an “Execution and Performance Audit” to the Tuscany Association Master immediately.

Motion: by Cindy Galdos

Second: Juan Pablo Saenz

Manuel Sosa (VP), Glenford Merrifield (Treasurer), and Valerie Ward (Director) – were against this motion.

MURANO FENCE- UPDATE- According to NPM (management), the project has been completed. According to Paola Amador (from management), the financial contribution from Murano (\$33,000?), has been deposited to a trust account (manage by attorney Jose Arcia). The following week (May 21-25), the City of Miramar will come to site to inspect the project.

KIDS PARK- UPDATE- According to NPM (management), the amount of sand left in the parks are below state regulations and it has a high level of liability for the association. Management will look up the different options of replacement for such, including sand, mulch or others.

Motion to: Approve the last minute meetings of 05/17/18 with revisions A and B.

- A) **Motion** was to authorize NPM to obtain 3 quotes to purchase sand for all Kid Parks. Close the park temporarily until sand becomes up to code and to have the board meet in one week from today to choose vendor.

Motion was made by Juan Saenz.

All were in favor and motion passed unanimously.

Vote passed.

Park lighting- the parks will remain without lighting during nighttime. “If we do not lit the park at night, there is not liability for the association”, management claimed.

SPECIAL DETAILED OFFICER SERVICE REQUEST- During the previous board of directors meeting, the members of the community have requested to bring law enforcement to the community to enforce fines for speeding, trespassing, vandalism, tailgating, consumption of illegal substances, among others.

Motion to: Initiate a trial period time for the services of a Special Detailed Officer in Tuscany, two (2) times per week, every other week, every month. For a total cost of \$400 per month. This service will be additional to the regular hours of our security personnel.

Motion: by Juan Pablo Saenz

Second: Cindy Galdos

Third: Valerie Ward

Manuel Sosa (VP), and Glenford Merrifield (Treasurer) – were against this motion

WEBSITE- After selecting the web developer for Tuscany (Know IT Media, Dwane Dunn), we needed to choose a monthly plan from same vendor.

Motion to: Select the “Silver Care Plan” of \$250 p/month.

Motion: by Juan Pablo Saenz

Second: Cindy Galdos

Third: Valerie Ward

Manuel Sosa (VP), and Glenford Merrifield (Treasurer) – were against this motion

GOLF CART- UPDATE- Continue to rent the community golf cart.

SPEED HUMPS- UPDATE - Due to the nature of our community, we will not be able to implement speed humps in the community.

SPRINKLES- The board needed to decide who was going to perform the repair service to the sprinkles in the community.

Motion to: To have Renaissance do the wet check ONLY and ASI the repair/fix service of the sprinkles.

Motion: by Valerie Ward

Second: Juan Pablo Saenz

Third: Cindy Galdos

Manuel Sosa (VP), and Glenford Merrifield (Treasurer) – were against this motion

Open Forum:

- Regarding Landscaping, owner asked Mr. Sosa, why Renaissance was chosen among so many other proposals? Mr. Sosa denied answer.
- Regarding Invoices, how is it possible that NPM and the board pay invoices without requesting Invoices Numbers?? Paola Amador explained that it was not necessary.
- Recurrent complaint from past mtg.: “Natasha H 2785 SW 82 Ave made a complaint that she could not put her shutters because of the hedges where in the way to put the ladder.”

Motion to: Approve the last minute meetings of 05/17/18 with revisions A and B.

- B) **Motion** was to remove the hedges and/or tream down the hedges of shrubs of Natasha’s property due to the owner’s inability to place her house shutters during a forthcoming hurricane season.

Motion was made by Juan Saenz.

All were in favor and motion passed unanimously.

Vote passed.

- Duck’s issue in the community, owner from 8268 SW 29th St., and owner from 8271 SW 29th St. complained about such.
- Parking decals, there were multiple issues. However, due to an agitated audience it was hard to listen to the details.
- Mr. Jesus Rojas presented a motion to the board (ANNEX 1). In which he requested the following:

1. Motion to immediately terminate Renaissance and hire a new landscaping vendor
2. Eliminate the current board plus and initiate a call for early elections
3. Audit to the Tuscany association

- **At the end of the open floor session, the audience became very agitated and disrupted the meeting. Although, a board member (VP) called law enforcement, there was not a police report issued that night.**
- **Some tenants present in the meeting created further disruption to the meeting.**

Meeting Adjourned at: 9:45 pm.

Note: We may need to buy more chairs to accommodate an increase number of participants in Board Meeting.

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

Date: 05-30-2018—minutes done by *Cindy Galdos*, Secretary

05-30-2018—minutes Revised on 7/1/18 by *Cindy Galdos*, Secretary

