

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: **August 1, 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
Aracelys Zumeta	- Director

Attendance Via Conference Call:

Manuel Sosa	- VP
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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 Minutes of the last meeting was read and approved after corrected as follows:

Motion to: Approve the last minute meetings of 07/05/18 with the following revision:

Motion was to increase security hours from the current 16 hours coverage to 18 hours every day of the week during the summer time. Motion was made by Juan Saenz, and seconded by Cindy Galdos. All were in favor and motion passed unanimously.

Vote passed.

- 5. SURVEILLANCE CAMERA PROJECT:** It was discussed to tackle the project in two Phases. Phase I will be to acquire surveillance cameras in common areas within electricity reach in the community and Phase II, to acquire surveillance cameras in common areas far from electricity reach.

Motion was to have management obtain quotes to purchase surveillance cameras for dumpsters in front of mailboxes (3), basketball court (1), front of the cabaña (1), and the main playground (1), all part of Phase I. Total of 6 cameras.

Motion was made by Cindy Galdos, seconded by Juan Saenz.

Aracelys was in favor, Glenford Merrifield abstained from voting, Manuel Sosa was in favor.

Vote passed.

POOL – After going over the evaluation of four (4) different proposals from vendors,

Motion was to hire Miami Pool for a cost of \$550 per month under a 3-month trial initially. The new vendor will start work after the current vendor Elite contract ends August 31, 2018 **starting September (after the 3 month trial)**. Management will make sure the vendor has all licenses needed in place to perform their work successfully.

Motion was made by Cindy Galdos, seconded by Aracelys Zumeta. Juan Saenz also voted in favor. Glenford Merrifield abstained from voting, Manuel Sosa was against the motion.

Vote passed.

WATER PARK PAINT, BASKETBALL BACKBOARD PAINT, AND FIRE HYDRANTS PAINT (City of Miramar)

Motion was to obtain estimates for all listed above for the next board meeting.

Motion was made by Juan Saenz, seconded by Aracelys Zumeta.

All were in favor and motion passed unanimously.

Vote passed.

STREET REFLECTORS- For now they will remain the same. However, management will check bylaws and current state HOA regulations to see if there is a possibility for security personnel to issue speeding tickets inside the community and be fined within the association only.

NO Motion was submitted at this point.

SECURITY- Management (Paola Amador) committed to check our finances to keep security hours for up to 18 hours per day during school season as we had during the summer.

Motion was to resume to 16 hours per day of security coverage. Motion was made by Glenford Merrifield, second by Juan Saenz. Manuel Sosa also voted in favor of this motion.

Aracelys Zumeta and Cindy Galdos abstained from voting

Vote passed.

6. **OLD BUSINESS**: PEST CONTROL- New vendor proposals. The Board requested more time to go over proposals.

NO Motion was submitted at this point.

7. **OLD BUSINESS**: MURANO FENCE

Property Manager (Jeimy Revueltas) indicated that Inspection by the City of Miramar would take place on 8/21/18. After such, the contractor (vendor) will be able to correct any violations as per the City assessment and furthermore schedule a final walk through with both community board members (Murano & Tuscany).

8. OLD BUSINESS: DUMPTERS PAINT REFUND PROCESS

Although the vendor has acknowledged the poor job done and has decided to refund Tuscany for \$3,000, management has not heard from them again. Management will send them a certified letter with a deadline of 10—15 days to comply and refund the money to Tuscany.

1. Q & A SESSION/ OPEN FLOOR:

- An owner suggested that residents of Tuscany could use their own personal surveillance cameras to report misconduct or crime in the community. The owner also suggested that using pepper on grass could prevent dogs from defecating on front and/or backyards.
- Regarding speed humps, management was going to pursue a VARIANCE on the speed hump regulation on behalf of Tuscany as is needed.
- Owners were in support of the “Welcome Committee” per each subdivision. Welcome Committees should serve as a media to verify and confirm that new residents (specially renters) are in compliance with regulations in their sub and in the association as a whole.
- Owners inquired about decorative shutters in T6. Decorative shutters for T6 were not fixed due to current lawsuit with insurance company.
- Owners inquired about the lawsuit with insurance company in T6 and the reason as to why such delay on repairing the roof of the 1st building in T6.
- An owner suggested to install motion lights on parks.


2. ADJOURNED

Motion made by Juan Saenz to adjourn the meeting at 9:40 pm. seconded by Glenford Merrifield. All were in favor and motion passed unanimously.
Vote passed.

With no other business, the meeting was adjourned at 9:40 pm.

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

Date: 08-30-2018—minutes done by *Cindy Galdos*, Secretary


Juan P. Saenz
President.