

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 05/22/2019

Place: 8266 SW 25th Ct, Miramar, FL 33025
Date: **May 22, 2019**
Time: 7:00 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 Yailen Cabrera, LCAM

3. Approved last meeting minutes

Motion to: approve last meeting minutes.

Motion: By Juan Saenz

Second: Aracelys Zumeta

Carried: Unanimously

AGENDA:

1. Presentation from Towing Company representatives. Chris from towing company advised the Board of Directors and membership the procedure for towing. There was lack of communication as to what was informed to the towing company and what the BOD thought was actually happening. Moving forward the towing company will pass by the community 5 times a week and any cars in violation will be towed. Also, Chris updated us on how the Blacklist works and when to add cars to the blacklist. If there is a car illegally parked in a resident's space, the actual resident can call the towing company and have the car removed at no cost. Tenants must update their decals on a yearly basis at the time of renewal.
2. Security Report:
 - a. Carlos Lastra, from Lastra Security, has informed us that biggest issues we have are tailgating. He and his guards are following the cars to the units, and calling the tow truck to have the car removed immediately. Management is issuing fines. In the past 30 days, they have issued 60 fines.
 - b. Security hours are Sunday thru Thursday till 1am and Friday and Saturday to 3am.

- c. Security cameras should be added to the property to enhance vision and security.
3. Landscaping and Beatification:
 - a. Management toured with Roberto from Blue Pond Landscaping to see of ideas to beautify the community entrance and the community. The idea is to pass a special assessment from the Master to all the Sub-Divisions. The subs can determine if they want to pass the assessment to the owners or if they have funds in the budget, pay for the beautification. The biggest concern is the budget for the sub Tuscany 3 but Tuscany 3 is in agreement to do the beautification. Roberto is willing to do one front yard as a sample of what the beautification will look like.
4. Fountains and Lakes
 - a. Broward county will come to the community quarterly and treat our lakes. They do however recommend that we (Tuscany) still treat the lake and maintain it ourselves.
 - b. The fountain breaker has to be replaced due to the sprinkler water hitting it. The sprinklers were fixed and relocated, but the proposal was a little pricey. We asked to have the proposal revised and to see if the company will provide a discounted rate.
5. Web Page:
 - a. The webpage is really not being attended by Dwayne. It was discussed that the Board of Directors take over the webpage and save the monthly cost of \$250.00. This will be considered at another time in another meeting.
6. Bins project outcome and further action:
 - a. After discussion of the disaster that was done by the company, we asked Juan to please assist the board with having the vendor respond and repair the damages. The vendor needs to replace the grass by Tuscany 6 and needs to replace a tree that was cut. Management has sent the vendor a 14-day Final Notice.
7. Proposed contracts for Renew (Vertex) and Other (if any):
8. Open Floor:
 - a. Owner Jessica Davis complained that the landscapers stole her water from the faucet located in front of her house. She stated that she called the police and made a report. Management asked her to provide all the information to the office for follow up.
 - b. The pet bags that we currently have on-site, are too light and management will order new ones.
9. ADJOURNED:
Motion made by Juan Saenz, President of the Master Board at 8:35 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