

Tuscany Community Association

8266 SW 25th Court,
Miramar, Florida 33025

Minutes **Meeting of 09/04/2019**

Place: 8266 SW 25th Ct, Miramar, FL 33025
Date: **September 4, 2019**
Time: 7:15 p.m.

Call the meeting to order:

The meeting was called to order at 7:30 p.m.

Determination of the Quorum/ Roll Call

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

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

Attendance over the Phone: David Benitez

Attendance from Management: NPM, Paola Amador, LCAM

Approval of last Board Minutes meeting:

Tabled

AGENDA

1. Insurance Renewal:

Motion to: Approve the renewal of the insurance policy for the association for 2019-2020 term.

Motion: By Juan Saenz

Second: Aracelys Zumeta

There was discussion amongst the Board along with Octavio Torres, Agent from Torres Insurance with regards to the insurance renewal and the insurance policy. Board members noticed discrepancy within the policy and the coding of the different pool, water park clubhouse. Octavio explained that the insurance adjuster comes to the community and codes all areas of the community based on the sections that are available. The discrepancy were changed, the water park is now listed as a kiddie pool, the clubhouse went from office to clubhouse and Torres insurance was able to maintain the same premium for the 2019-2020 policy, but they cannot make any promises for the 2020-2021 premiums.

Carried: Motioned was approved and carries as following, Aracelys Zumeta, Juan Saenz and David Benitez voted Yes and Annie Nunez and Yairy Hernandez Abstained from voting.

2. Drainage Certification

Motion to: Hire R&E Services for Drainage Certification Process.

Motion: By Juan Saenz
Second: Aracelys Zumeta

There was discussion amongst the Board with regards to the 5 year Certification of the Drainage system for Tuscany. This has never been done before and needs to be done per the City of Miramar. Paola was asked her opinion on how the Board should move forward and she advised to have the least expensive engineer provide an inspection and move forward after the inspection. After careful review of the proposals received, the board of directors discussed the 4 options.

Carried: Motioned was approved and carried unanimously.

3. Pest Control

Motion to: Select Tower Pest Control to perform monthly pest control in all common areas one month in the front of the houses and one month in the back of the houses.

Motion: Yairys Hernandez
Second: Annie Nunez

There was discussion amongst the Board with regards to pest control service. The community is very large and in need of pest control. Tower Pest control is to commence doing services one month in the front and one month in the back. For the month of September they will perform the back of the community.

Carried: Motioned was approved and carried unanimously.

4. Intercom System Issue

Motion to: Repair the Key system
Motion: Juan Saenz
Second: Annie Nunez

There was discussion amongst the Board with regards to the intercom system being damaged and in need of repair. The membership also brought to our attention that when you receive a call from the gate you must press the number 9 to give access to the community several times in order for the gate to open.

Carried: Motioned was approved and carried unanimously.

5. Signage

Motion to: Select Arce Signs to replace all the signage and the broken sign at the front of the community.
Motion: Juan Saenz
Second: Annie Nunez

There was discussion amongst the Board regarding the signs that need to be replaced. There is a wood sign in the entrance of the community and several signs in the front that need to be replaced. Yairy recommended Arce Signs to do the work as she has worked with them previously.

Carried: Motioned was approved and carried unanimously.

6. Residents Camera Replacement

Motion to: Select Elite Integrations Solutions to replace the camera in the resident entrance of the community.

Motion: Juan Saenz

Second: Aracelys Zumeta

There was discussion amongst the Board with the damaged camera we have in the resident side of the entrance of the community. We received several proposals for different kinds of cameras for the entrance.

Carried: Motioned was approved and carried unanimously.

7. Landscaping and Sprinkler System status

There was discussion amongst the Board with regards to the landscaping and the irrigation system. The landscaping needs to be improved and all Board members and membership believes that it's needed. Blue Pond Landscaping is going to walk the community on Saturday with some of the Board members and management to determine a schedule, layout, planning and the need of the community.

8. Security Report

There was discussion amongst the Board with Carlos Lastra, the head of Security about the current issues the community is facing. The same thing is being talked about, cars tailgating, and issuing reports to management for fines and violations to be issued. There were 2 cars that were vandalized and the City of Miramar police was notified and are investigating.

Carried: Motioned was approved and carried unanimously.

9. Open Floor

There was discussion about the fence that faces Miramar Blvd how they keep vandalizing it. What are options for this to not continue to occur? It was suggested that we add an aluminum fence opposed to the chain-link fence we currently have.

Antonio Arce, from Tuscany 1 wanted to address Board President as to why he will not choose him to be on the Board of Tuscany 1. Aracelys asked him to leave T1 business in a meeting for T1 not at a master meeting.

10. ADJOURNED

Meeting was adjourned by Juan Saenz at 9:36 pm

Aracelys Zumeta,

Secretary of the Tuscany Master Board