

Tuscany Village Homeowners Association, INC
Board of Directors Meeting
May 31, 2016 -6:30 p.m-8:30 p.m.
Meeting Location: White River Library – 1664 Library Blvd. Greenwood

Meeting Minutes: May 31, 2016

Board Members:

Present: Dan Swidron, President
Ashok Vaja, Treasurer
Dean Harlan, Secretary

Members Absent:

None

Proceedings:

Meeting called to order at 6:30 p.m. By Chair, Dan Swidron

Approval of Minutes:

Motion: Approved minutes from April 25, 2016 board meeting

Vote: Motion carried

Presidents' Report:

Welcomed homeowners to the first Open Board Meeting and guidelines were explained.

The New Management Company, Main Street Management will start July 1, 2016. New Landscape Company, Practical Property Group (PPG) will start full service for \$16,516.20 as of June 11, 2016. and new Pond Maintenance Company, Absolute Aqua started full service for \$2,516.75 as of May 24, 2016.

It was discussed the reason for canceling the reserve study. Tuscany Village has no major amenities and Mr. Wolf mutually agreed to terminate the contract. The savings of \$675 will be used for playground safety material.

Treasurers' Report:

The financial report was reviewed and discussed.

Ashok stated that 145 members have paid dues to date, 7 are still unpaid, meaning \$1700 still to collect.

Budget expense's paid \$14,422.12 as of the end of April. Budget balance \$29,882.88 as of the end of April.

Motion to approve and file for audit by Ashok.

Vote: Motion carried

Reports of Special Committees:

Mike Hayes reported ARC Committee activity from March thru May 2016.

Diane Kane reported Social Committee plans and presented proposed costs for NNO to the Board for approval.

Unfinished Business:

Stop signs were addressed by the city with Dan Swidron and Dean Harlan in order to control the traffic flow from Woodfield. Stop signs were installed May 31, 2016.

Street light was installed May 25, 2016 after Dan Swidron and Dean Harlan met with Ed Furguson, City Senior Planner.

Pond was inspected by Mike Weaver on May 10, 2016. Findings was pond has been neglected for the last year.

Proper maintenance could put off dredging for years to come. Number three (3) Aqua Swirl will be cleaned by Beazer.

New Business:

We discussed the bids to address drainage issues in playground area. Calvin, \$3000, Scenic Construction Service, \$9800, and PPG's of \$1,496 was preferred.

Motion from Dean Harlan to accept PPG's bid of \$1,496.

Vote: 3 in favor Resolved: Motion carried

We discussed vendor quotes for swings in playground/special assessment. Estimates thus far indicate a cost of nearly \$10,000. We discussed the need more information and tabled until next meeting.

Vote: 3 in favor Resolved: Tabled

We discussed the need for signage in the park area to discourage non-residents from using it and to encourage pet owners to pickup after their pet.

Vote: 3 in favor Resolved: Motion carried

We discussed purchasing a trash receptacle for the park/playground area.

Vote: 3 in favor Resolved: Motion carried

We discussed the bids to replace dead trees in common areas. PPG's bid of \$2,520 was preferred.

Vote: 3 in favor Resolved: Motion carried

Open Forum Discussion for Members:

The board will re-address with the city the issue from Allison Bengel to reverse the stop signs from Valdarno to Apyrl

What cut backs will the board do to help pay for projects brought up by Jim Baughman. Reduce postage, fountain usage, meters in winter mode, reduce social event spending, management and landscaping cost difference.

What can be done about solicitors in the neighborhood. No permit, ask them to leave, call the police.

What can be done about vandals in the neighborhood? Crime Watch will be started. More police visibility

Purpose/Maintenance of Aqua Swirls.

Error regarding payment of monthly electricity costs of new street light.

Meeting adjourned at 8:30p.m by President Dan Swidron

APPROVED

HOA Secretary,

Dean Harlan

Dean Harlan