

Tuscany
Annual Members' Meeting
Monday, November 7, 2011
Minutes

Attendees:

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| Janice Sofia, President | Camille Koss, Secretary |
| Jeff Smith, Vice President (via phone) | Kevin Gessner, Treasurer (via phone) |
| Mike Perez, Director | |

Scott McEnelly, Community Manager - Ameri-Tech Property Management, Inc.

BUDGET MEETING

Janice called the budget meeting to order at 7:16 p.m.
Quorum of the Board was certified: Three members were present, in addition, two members by phone.

Vote to Waive Fully Funding the Reserves:
After the Board explained fully funding of the reserves, Mike motioned to waive fully funding the reserves, Jeff seconded the motion. All were in favor.

Vote to Roll Over Excess Funds:
Mike voted to roll over excess funds from 2011 into 2012 tax period consistent with IRS laws; owner of unit 116 seconded the motion. All were in favor, no one opposed.

Vote to Approve Insurance Financing for 2012:
After clarifying the process of financing of the insurance and assuring that the Board compares and shops for insurance, all voted in favor of financing the community's insurance for 2012. No one opposed.

Board Approval of 2012 Annual Budget:
Mike motioned to approve the 2012 annual budget; Camille seconded the motion. All were in favor. No one opposed.

Mike motioned to adjourn the meeting at 7:37 p.m. Janice seconded, all were in favor.

ANNUAL MEETING

Janice called the annual meeting to order at 7:38 p.m.

Certifying of Proxies & Establishing Quorum (20%):
Proxies were counted; quorum of membership was established as 80 proxies were needed and 87 proxies were received.

All candidates have read and agreed to abide by Florida Statutes and Association documents.

Election of Directors (5):
Election was not necessary as there were no other candidates running for the board other than the present board. So the 2012 Board members remain the same: Janice Sofia, Jeff Smith, Kevin Gessner, Camille Koss, and Mike Perez.

Read or Waive Minutes of Last Members' Meeting:

Mike approved and waived the reading of the last members' meeting; Camille seconded. All were in favor.

Reports of Officers and Committees:

Janice reported that Tuscany is doing well, maintenance fees are not increasing, the lawsuit has been settled, the association's income will increase with the renting of the clubhouse suite and the association's owned units.

A unit owner asked if all signs could be painted, outside light fixtures cleaned and decorative pool lights used/replaced. Scott will work on it.

At 7:44 p.m., Mike motioned to adjourn the meeting. Camille seconded, all approved.

BOARD MEETING

The Board meeting was called to order at 7:45 p.m.

Election of Chairman of the Meeting: Janice elected Scott to chair the meeting.

Election of Officers: Scott asked for a motion to keep the Board of Directors as they are. Mike motioned the slate of officers for 2012 to be the same; Jeff seconded the motion. All of the Board were in favor. The 2012 Board will stay the same as follows: Janice Sofia, President; Jeff Smith, Vice President; Kevin Gessner, Treasurer; Camille Koss, Secretary; and Mike Perez, Director.

At 7:46 p.m., Janice motioned to adjourn the meeting. A member in the group seconded the motion. All were in favor.

Minutes respectfully submitted by:

Ruth Schein, Administrative Assistant
Ameri-Tech Community Management, Inc.