

**TUSCANY AT INNISBROOK**  
**BOARD OF DIRECTORS MEETING**

Saturday, December 10th, 2011

Attendees:

Janice Sofia, President                      Camille Koss, Seretary  
Jeff Smith, Vice-President                Kevin Gessner, Treasurer  
Mike Perez, Director

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

1. Meeting called to order at 10:05 A.M. by Janice Sofia, President
11. Roll Call was taken, quorum established.
111. Proof of Meeting Notice was posted on 12-6-11 (Bullitin Boards)
- 1V Janice made a motion to waive the reading and approve the minutes from the last meeting. Jeff Smith seconded the motion. All in favor.
- V. Reports
  - a) Treasurers report was waived with a motion from Kevin Gessner seconded by Camille Koss.
  - b) On-Site Managers Report: Scott McEnelly, LCAM.

Alot of projects have been completed on the property this past year.  
All roadways hve been resealed with parking space numbers and lines.  
The inside of the Clubhouse has been painted.  
The Basketball Court and Tennis Court have been resealed and striped.  
The Fitness Center has a new rubberized floor.  
New Flower beds have been installed on the North and South sides.  
**Note: All of these projects have been completed without raising any Dues and staying within our budget.**

For those who do not know, I am a Florida Notary. Services are free for those who live here. Also, if you need someting faxed or printed i will be glad to help you. Just stop by the office.  
Our Library is overloaded with books. Another cabinet will be purchased soon.  
A letter was received from the Homeower of Unit 815 Requesting a new rug for the Clubhouse Main entrance.  
A Letter was received from the Owner of Unit 602 regarding short term rentals.

Unfinished Business

New Business

Homeowner of Unit 1309 has requested Lava rock be installed outside of her patio in the Common area. Request was denied with a motion made by Jeff Smith, seconded by Kevin Gessner with all in favor.

Unit 2404 needs extensive cleaning. The association has Certificate of Title for this unit. Cleanup quoted given by Serv-pro for \$1679.63. Mike Perez advised to check and see how close the bank was to foreclosing. Motion made by Mike Perez and seconded by Janice Sofia, All in Favor

A bid was read from John Evans Landscaping to trim approx. 300 trees at a cost of \$13,490.00. Mike Perez made a motion to approve with Kevin Gessner seconded. All in Favor.

A homeowner has requested a Spin Cycle be added to the Fitness Center. A motion was made by Janice Sofia and seconded by Kevin Gessner to deny the purchase due to lack of room. All in Favor.

A motion was made by Janice Sofia to purchase a new Rug for the Clubhouse main room. Camille Koss seconded with all in favor to spend no more than \$2500.00.

Letter read from Unit 602 Homeowner regarding short term rentals. Scott will check with the association attorney to see if a Affidavit is needed to prevent money exchange for short term rentals.

Letter received from (2) homeowners requesting the pool temps be changed to 85 degrees Instead of 82. Janice Sofia made a motion to keep the pools at 82 degrees, seconded by Kevin Gessner. All in favor.

Janice Sofia made a motion to adjourn the meeting at 11:10 a.m.