

TUSCANY BY THE SEA

BOARD OF DIRECTORS' MEETING

NOTICE IS HEREBY GIVEN THAT a meeting of Tuscanby by the Sea Condominium will be held on Tuesday, February 24, 2026, TIME: 2:00PM EDT

PLACE: Ameritech office, 24701 US Hwy 19N, Suite 102, Clearwater, FL 33763 & Zoom
Zoom Meeting ID: 304 242 8381 Passcode: 838702

<https://us02web.zoom.us/j/3042428381?pwd=rDltfv0hecc1paStB2AcCbG7t2d8kM.1&omn=86747880095>

MINUTES

1. Call to Order – Establish Quorum – *Bonnie Reitz called the meeting to order at 2:02pm with Richard Mcilhatan, Brad Gable, Larry Stauffer and Roger Rivard present to form a quorum.*
2. Proof of Notice – *Bonnie posted the agenda on site Friday, February 20, 2026*
3. Approval of Previous Minutes – 1-13-2026 – *Richard motion to approve the minutes as written, Larry 2nd, passed unanimously.*
4. Officer's Reports - Tax Return/Financial Audit Status - *Brad gave CPA advisements, noted the Special Assessment brought the annual income to the next tax bracket requiring Association to do an Audit of Financials rather than a Review required by State Statue.*
5. Old Business
 - a. Unit 202 deck remediation & window/slider replacement status, APMS scope of work performed service provider and materials. – *The requested repairs were done and leaking into the gym has currently stopped. Vic advised he will be redoing the entire deck has week killer applied today. Larry noted joints on windows that need resealed, caulk didn't match so needs stained.*
 - b. Elevator Modernization Status – *The south car 1 elevator was completed on schedule in December and the north car 2 project started the end of December and is completed. Inspection recommendation to fix roof machine room doors.*
 - c. Company to clean Common AC Drain lines – *Plumber advised sucking out the 3" drain line from the exterior and having owners have all their units serviced.*
 - d. Elevator Modernization status and ongoing maintenance. Instructions for Unit Owners re what to do in case of entrapment and how to set elevator doors from closing during a move or multiple loads of product. – *Richard will meet with Skyline.*
 - e. Skyway Fire Sprinkler Unit payments. Completion of ceiling repairs 3 Units – *Susan to follow up with drywall repairs.*
 - f. AE Gate Upgrades deposit and scheduling status – *The deposit was sent the parts are ordered project to start 3/9 – 3/19 on North side.*
 - g. AE Door King work for new codes (once elevator mod finished).

h. AE Proposal for Call box needing BOD decision on quote received – *Susan to get Door King Box info use Advance Electronics with camera, goal to allow deliveries into lobby, for safety.*

6. New Business

a. Accept Patrick Chetcuti board resignation – *Sadly, Richard made to the motion and Brad 2nd, passed unanimously.*

b. Appoint Roger Rivard as board Director – *Bonnie motion and Brad 2nd, to appoint Roger Rivard to take the remainder of Pat's director's term, passed unanimously.*

c. Ratify payment approvals: Consolidated Electric work portico bulb replacement/scissor ladder, APMS for exterior wall/window work, for Gym drywall work estimate, Bi-Annual AC Maintenance Agreement. – *Brad motion, Larry 2nd, passed unanimously.*

d. Status of insurance inspections and requested action – *Will be getting gym work completed after rainy season.*

e. Elevator Flooring & Walls Quotes – *Ambrose to do walls and Hunter to do tile flooring.*

f. North Door Frame needs work to allow Door King magnetic strip to operate. Interim plan to lock N Door until repaired - *Both north doors closed till fixed magnet spacer, use south elevator for now.*

g. Unit replies to twice yearly AC maintenance, approve twice yearly maintenance by Kron for Building Units. – *A/C wire chase bid to remove old lines, Kron installed ne A/C lines thru chase.*

7. Unit Owner Concerns - *None*

8. Adjourn Meeting: *Bonnie motion to adjourn at 3:33pm*