

**TUSCANY AT ABACOA
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING - Minutes
Tuesday June 21, 2005 – 6:30 P.M.
Location: Tuscany Community Center**

It was determined a quorum was present. Board members in attendance were Matt Brestle, Augie Curcio, Marcia Harris, and Ron Kauffman. Beth Goin was present representing Bristol Management Services.

The meeting was called to order at 6:35 pm by President Augie Curcio.

MINUTES:

The May 2005 minutes will be presented at the next Board meeting for review. Beth sincerely apologized for not having the minutes for tonight's meeting. When the agenda was prepared it over wrote the minutes.

FINANCIALS:

Marcia gave an over review of the Associations financial standing as of May 31, 2005. A copy of Marcia's report is attached to the minutes for the corporate records.

Landscaping:

In preparation for the replacement of tree material from the hurricane homeowners will be notified that they must remove sections of their fences to allow for the equipment that is needed to remove and replace large tree material. Trees will be replaced first and then all other landscaping. A water truck will be brought in for the first three weeks to water the materials planted in the Associations common elements. Homeowners will need to sign off on plant material received and their commitment to hand water the plant material will be necessary. New landscaping not maintained after installation will not be replaced by the Association.

TRAFFIC CONTROL AND SAFETY COMMITTEE:

Beth will set up a meeting with Ron to review the role of the committee.

ACC:

The committee reviewed 11 applications. One application was denied because no deposit accompanied the applications. The Landscape committee wants a copy of all approved landscape application.

Appeals committee:

Two committee members resigned from the committee. The committee will operate with three persons at this time until other members can be identified. One violation was extended to give the homeowner an opportunity to comply.

OLD BUSINESS:

PROPOSALS FOR FLOOD LIGHT POOL AREA:

A motion was made by Ron and seconded by Marcia to except the proposal from North Atlantic Electric contingent on the use of motion sensor devises. The motion carried.

TREE REMOVAL – REPLACEMENT:

A motion was made by Ron to notify the homeowner by address, of the proposed removal and installation date, identifying the homeowner's responsibilities (watering, removal of fence), list of items being replaced, and give the homeowner 30 days to turn back in. Failure to sign off will result in no landscaping material being replaced. The motion was seconded and carried.

HOOVER – COMPUTER MONITORING:

After numerous requests Hoover has still not sent a proposal. The irrigation is running very well. The rain sensors are working. Because of the contractual requirements with Encon the water supplier the Association pays for the IQ water whether it is used or not. The IQ allocation also must be used in a specific time period or it can not be recovered.

Clubhouse Usage:

Augie would like to review the procedures in place for the usage of the clubhouse and make revisions if necessary.

NEW BUSINESS:**UPDATE – APOA – ACTIVITIES DIRECTOR:**

Augie meet with the Abacoa Property Owners Assembly to discuss DiVosta's plan to discontinue the activities program in place for homeowners associations that are not developer controlled. Augie had communicated to the POA that Tuscany is in favor of a full time Activities position to service Abacoa.

Other Abacoa communities have been writing letters to Town Council stating that the assessed property value should be used to resolve inequity issues. In Jupiter there has been no decrease in mileage rates. Augie would like to draft a response to send to Town Council on behalf of the Association. Augie would like feedback from other Board members and will wait for comments.

LANDSCAPE ARCHITECT:

Ron made a motion to authorize a not to exceed amount of \$1000.00 to be used to evaluate quantity and material selection for the hurricane landscape replacements. Matt seconded the motion and the motion carried.

All basketball hoop needs to be removed from sight when not in use.

Homeowners have responsibilities that are their responsibility and not the Associations responsibility to take care of. They will be reminded of this in the next newsletter.

The Association has not contracted for any pest control services for ants. This includes fire ants and the management company needs to stop sending those work orders to CPM. Bristol needs to tell the homeowners that this is their responsibility.

Double locks will be ordered for the storage closet in the community building to house Association records. The Board of Directors will be the only persons with access to this area.

With no further business before the Board of Directors the meeting was adjourned at 8:35 pm.

Respectfully Submitted,

Beth Goin, LCAM – For and on behalf of the Board of Directors