



**Tuscany Homeowners Association General Meeting  
November 14, 2015 @ Keller Williams Realty Office**

Upon proper notice given, Board President Bobby Waldo called the meeting to order at 10:04 am. A quorum was present with 41 total in attendance or by proxy: 24 proxies were provided and 20 owners were in attendance, 17 votes were counted as 3 couples were in attendance and could only submit one vote for their lot. We have a total of 79 lots, 51% attendance is required which totals 40.29.

**Treasurer's Report**

- Regular account balance as of November 10, 2015 is \$6,693.56 with \$2,142.05 in Capital Improvement account for a total balance of \$8,835.61.
- Projection of end of year account balances shows a \$2,000 decrease annually if dues are not increased. This will leave our account with a negative balance in just a few years.
- One lot owner has not paid their 2015 annual dues of \$250 and we are collecting back dues from another homeowner, leaving two lots not up to date on payments.

**2016 Election**

- A vote was conducted by Bobby Waldo to vote for an increase of HOA dues to increase from \$250 annually to \$300 annually. The vote resulted in 31 lot owners in favor of the increase, 10 against (9 proxy votes and 1 member in attendance voted against the increase). Out of the 41 votes made, 21 votes in favor of the increase were needed to pass, therefore, the vote passed to increase dues to \$300.
- There were no nominations for the officer elections and all current board members agreed to continue their officer positions for 2016.

Bobby Waldo, President

Mark Ricard, Treasurer

Jen Macaluso, Secretary

- Dede Ricard and Patrick Green offered to take over homeowner phone and e-mail directories. Jen Macaluso will no longer be responsible for this task. All new e-mails and phone numbers should be forwarded to either Dede or Patrick.

**New Business**

- Repairs & Maintenance

There has been an increased need for repairs and maintenance such as broken sprinklers, surveillance cameras and equipment needing replacement and the need for pressure washing the front entrance stucco. The drainage ditches that run behind Naples Court and behind lots 47-49 on Florence Drive will need to be maintained by Tuscany HOA, as stated on original plat map filed with the parish. This will

be a new added expense, as the HOA has never maintained it. The parish cleared it out for the neighborhood as a one-time favor, now we must maintain it and keep it clear and functional.

- Front Entrance Cameras

Another camera has gone out at the front entrance and will need to be replaced.

- Budget

The board will look at budget revisions for next year.

- Covenants

Patrick Green addressed the concerns of neighbors about trailers, boats and motor homes being parked in front of several homes. Please be reminded that, as stated in the covenants, these must be parked behind your fence.

- Vandalism/Theft

Reminder: Homeowners are being asked to call the St. Tammany Sheriff's office at 985-898-2338 to report any criminal activity such as vandalism or theft instead of calling a board member. The police need to be called to obtain a police report and are the ones who can properly handle these situations. Sending out a notice e-mail to Tuscany homeowners is encouraged if the situation is something that you feel others need to be made aware. You can also send an e-mail to Jen Macaluso, who can then forward the notice to all homeowners.

- Christmas Events

The first annual "Cookies with Santa" event will take place on Saturday, December 12<sup>th</sup> from 5:00 -7:00 pm at the Budde's house on Florence Drive. Neighborhood children and grandchildren are invited to have their picture taken with Santa. A \$10 gift will need to be provided for each child attending and turned in to Jen Macaluso a week prior to the event. A more detailed flyer will be sent out by Jen soon.

The annual Tuscany Holiday Dinner will be held on Sunday, December 13<sup>th</sup> at Joe's Italian Ristorante which is located at 300 Oak Harbor Blvd. Drinks at 3:30, dinner at 4:00. Dede Ricard will be sending out a more detailed flyer soon.

- Decoration Committee

Volunteers are needed to help Keith Budde decorate the entrance of the neighborhood on Saturday, December 5<sup>th</sup>.

- Street Repairs

If homeowners have any complaints about the quality/appearance of the street repairs done by the parish, please feel free to contact our parish representative, Chris Canulette.

There being no further business to discuss, motion to adjourn the meeting was made by Randy Gonzales and seconded by Patrick Green. Meeting adjourned at 11:00am.

Minutes submitted by Jennifer Macaluso.

11/20/15