



**Tuscany Homeowners Association General Meeting  
November 4, 2017 @ Keller Williams Realty Office**

Upon proper notice given, Board Treasurer Mark Ricard called the meeting to order at 10:05 as Board President Keith Towler was unable to attend the meeting, A quorum was present with 47 total in attendance or by proxy: 33 proxies were provided and 14 owners were in attendance. We have a total of 79 lots, 51% attendance is required which totals 40.29.

Dede Ricard made a motion to accept the minutes of the May 2017 HOA General Meeting. The motion was seconded by Mary Gilmore and the minutes were approved as submitted.

**Outstanding Items**

- There are still street signs that are either damaged or misspelled on Palermo and Naples Court.
- The stucco at the front entrance is still in need of pressure washing. It has been difficult to find an insured party to take on the task within a reasonable time frame.

**New Business**

- Front entrance camera system needs to be upgraded. Brian Macaluso presented estimates from a couple different companies. Alaynna King suggested looking into the system used in the Moorings. More research will be conducted into available systems that will meet our needs taking into consideration factors such as entrance direction and the sun's effect on the visibility. It was agreed that a sufficient system could be purchased for \$3000 or below. Dede Ricard made a motion to approve the board to spend \$3000 to upgrade system. Don King and Craig Canepa seconded and all were in favor.
- Vehicles should not be parked on the street for extended time periods. We have many kids in the neighborhood and the streets are narrow. Vehicles parked on the side of the street make it difficult to see if kids are behind cars.
- There is a large pothole on Naples Court. It was recommended that pictures be taken and submitted to the Parish to repair streets. Craig Canepa suggested that it may be sewer lines and Resolve should be contacted to check the lines.
- There is excessive water in the street where Naples Court meets Palermo Drive when it rains. There are some culverts that are not tied in which could be contributing to this issue, although when parish engineers came out to survey the area, they did not see a need to connect these culverts. It is encouraged to take pictures of any standing water and submit them to the Parish.
- All residents are encouraged to keep their ditches cleaned out to maximize the flow of water and prevent any standing water or drainage issues. If residents do not keep up their own ditches and any impeding of drainage occurs, the Parish will come in and dig them out. This should be avoided at all costs as they are not concerned with aesthetics and could leave your property with quite a mess.
- Ideas for a park improvement project were discussed such as a covered area/pavilion or gazebo. Concern was raised about the possibility of this bringing non-residents into the neighborhood. It was suggested that the structure should have a private property sign posted. As the capital improvement budget is being used to upgrade our camera system, the park improvement project will be discussed further next year. Suggestions are still encouraged.

- As we have seen a rise in solicitors as of late, a suggestion was made to post a “No Solicitors” sign or “Residents Only” sign at the entrance of the neighborhood.

### **Treasurer’s Report**

- Regular account balance as of October 31, 2017 is \$17,200.32 with \$2,250.12 in Capital Improvement account for a total balance of \$19,450.44.
- The budget was proposed to stay the same with no changes from the 2017 budget. Dede Ricard made a motion to accept the 2018 proposed budget. The motion was seconded by Jim Carothers.

### **2018 Election**

- The single nominee for office of President was Mark Ricard. Motion to unanimously approve his election was made and seconded. All in favor and none opposed.
- The single nominee for office of Secretary was Alaynna King. Motion to unanimously approve her election was made and seconded. All in favor and none opposed.
- The single nominee for office of Treasurer was Mary Gilmore. Motion to unanimously approve her election was made and seconded. All in favor and none opposed.
- The nominees for Architectural Committee were Randy Gonzales, Brian Macaluso, and Chick McCloskey. Motion to unanimously approve their election was made and seconded. All in favor and none opposed.

### **Other New Business**

- Tuscany’s third annual **Cookies with Santa** event will take place on Friday, December 15 from 6:30 - 8:30pm at Juanita Budde’s house on Florence Drive. Neighborhood children and grandchildren are invited to have their picture taken with Santa. This is a potluck event so attendees are asked to bring a dish. A \$10 gift will need to be provided for each child attending and turned into Mary Gilmore a week prior to the event. A more detailed flyer will be sent out by Jen Macaluso soon.
- The annual **Tuscany Holiday Dinner** will be held on Saturday, December 16 at Fatty’s Seafood on Gause Blvd. Socialize/Drink/Mingle at 6:30, dinner at 7:00. There will be a choice of 4 entrees and the cost will be \$30/person which Dede Ricard will need to collect in advance. There will be a cash bar.
- Decoration Committee – Volunteers are needed to help decorate the front entrance for the holidays. Decorating will take place on Sunday, November 26<sup>th</sup> at 12:00pm with a rainy day backup date of Sunday, December 3<sup>rd</sup> at 12:00pm.

### **Future HOA meeting date:**

- March 3, 2018

There being no further business to discuss, motion to adjourn the meeting was made and seconded. Meeting adjourned at 11:24am.

Minutes submitted by Mattie Daley.

11/12/17