



<http://www.tuscanyestates.net/>

**Tuscany Homeowners Association General Meeting  
March 17, 2018 @ Keller Williams Realty Office**

***Tuscany Home Owners Association Officers:***

Mark Ricard – President (504) 690-9998  
Mary Gilmore – Treasurer 707-5988  
Alayna King – Secretary (504) 669-5186

***Architectural Control Committee:***

Randy Gonzales 707-2450  
Brian Macaluso 690-6660  
Chick McCloskey 641-4511

## **HOA FEES DUE 3/31/18**

**Additional \$25 late fee after this date.**

Upon proper notice given, President Mark Ricard called the meeting to order at 10:00. 14 owners were in attendance. We have a total of 79 lots.

Randy Gonzales made a motion to accept the minutes of the May 2017 HOA General Meeting. The motion was seconded by Chick McCloskey and the minutes were approved as submitted.

### **Outstanding Items**

- *Street/Traffic sign repair/replace:*

**WILL BE VOTED via EMAIL...stay tuned for that.**

3 quotes were presented.

1. Most expensive @21K, same materials as current mailboxes (cast aluminum). Our mailboxes break easy, Dog urine corrodes them and they are costly to repair/replace. These new signs will be heavier material and would be less likely to be hit, due to placement further from the street.
2. Less expensive @12.3K, same materials as above, but shorter poles, less fancy signs, combining street and stop signs. Legal height requirements for Stop signs will be checked.
3. Least expensive @4.6K Repairing existing signs. Vendor will remove all signs, including the large one on the wall, and bring to climate controlled repair shop. Poles would be refinished on site. Considerations need to be made in regards to having our signs down for a period of time. Possible temporary Stop Signs. All would be sealed for long life.

- *Pressure washing front entrance:*

Front entrance was pressure washed. Outcome was less than expected. Front entrance is in need of facelift. Additionally, a truck hit one of the front walls. The responsible construction company is fixing ruts and damage to wall. The board is obtaining a cost on repair and painting entire entrance.

- *Front entrance lighting:*

Front light bulbs were replaced with new LED flickering “Gas like” bulbs. \$12.99 each.

- *Camera system:*  
Upgrade completed. Now have a 5<sup>th</sup> camera at the front gate. All cameras are HD and can read clearly in low light. Installed by ABC Electric. Brian Macaluso owns the responsibility of maintaining the camera system.
- *Potholes:*  
The parish needs to get involved. Brian Macaluso had Resolve come in and check the sewerage lines where the dips are. No blockages. Resolve will check all lines for a cost. The parish needs to check the systems. Mark Ricard will get with Chris Canulette to discuss issues. **Discussed imposing possible truck weight and length limits.**
- *“No Solicitation” signs at front gate:*  
**WILL BE VOTED ON AT NEXT MEETING JUNE 9th or by PROXY.**  
Mark Ricard passed out possible samples of signs. 2 Signs at \$11.99 each. Keith Towler proposed a Marquee type entrance sign with “Welcome” to residents and information for residents as well as No Solicitation. Alaynna King also mentioned a front entrance sign (Bulletin board type) for disseminating resident information. Cale Epperson suggested a sign for “Video Surveillance” Additional suggestions outside of “No Solicitation” will be discussed at a later meeting.
- *Park Improvement:*  
**The board is asking again for suggestions.** Pergola, Pavilion, Cement benches along walk, benches under trees.

## Treasurer’s Report

As of Wednesday 3/14, dues for 51 of 79 lots in paid status.

Paid Electric and gas bills. Camera System paid \$3,400 approved from last year. Accounts are healthy.

LOT – 26 - Malchholm & Cindy Bech, 322 Palermo back due 6 years; an attorney has been contacted to assist in collection.

Gerald Kelso (contractor/vacant lots) is often late but pays late fees if so.

## New Business

- *Garbage collection:*  
Currently we have 3 different companies servicing the neighborhood. Livingston Parish went out of business and sold to Waste Management. This is the company tied to the Resolve bills. This results in 3 different trucks coming into the neighborhood multiple days a week. No one is providing recycling. Many people are requesting this service. Mark Ricard will speak to other HOA’s from area neighborhoods to see if we can jointly request this service.
- *Service Providers:*  
The board will be sending out a letter requesting recommended vendors for posting on the <http://www.tuscany.net> website. Dede Ricard is the current webpage designer.

- *Landscaping services:*

It was discussed whether we needed to go out for bids or stay with same vendor, Kirby's. Everyone was happy with current vendor. Mark Ricard will approach Kirby's for possible reduction in price. Residents at 326 Palermo, John and Dee Square have encroaching trees on the property line that adjoins with the owner who has not paid dues in 6 years. They requested to have permission to cut down if the board was in control. They were told to go ahead and that the board had no say.

- *Informational signs:*

As discussed above, considering a larger all-encompassing sign for resident information.

- *Unreadable address numbers:*

Alaynna King brought up that address numbers cannot be seen at night. Short discussion ensued about polishing brass numbers and adding clear coat. Or cleaning the numbers and repainting with brass paint. Mark Ricard has done that couple times. Comes out good. Check his 10 year old mailbox at 562 Florence. He can give you more info on the technique he used.

- *Decorations:*

We will decorate front entrance for the following holidays:

Memorial Day/4<sup>th</sup> of July/Veterans day  
Easter /Spring (Beginning 2019)  
Halloween/Thanksgiving  
Christmas  
Mardi Gras

Alaynna King will provide decorations. The board has approved funding. Mark Ricard will store all decorations but Christmas.

- *Drainage:*

The canal in back of Florence is overgrown with trees. Concern about any blockages that may or may not be in canal under I-59. Previously, all was cleared from behind Palermo. Canal on Robert is encroaching on property at the end of Florence. In the past, Burke surveying was paid to identify boundaries but owners were required to pay to backfill.

## ~EVENTS~

*Easter Egg Hunt* ~ SUNDAY 3/25 1:00PM -- PLEASE RSVP ASAP  
Donations: 522 Florence - Jenn Macaluso

*BUNCO* ~ Mattie & Dan Daley-- 526 Florence 7/7/18

**Future HOA meeting dates: Please provide input as to what can be done to accomplish a larger residence attendance at the meetings.**

- June 9, 2018 10:00am
- October 13, 2018 10:00am

There being no further business to discuss, motion to adjourn the meeting was made and seconded.  
Meeting adjourned at 11:15am. Minutes submitted by Alayna King. 03/18/2018