

<http://TuscanyEstates.net>

**Tuscany Homeowners Association General Meeting
June 12, 2021 @ Tuscany Linear Park**

2021 Tuscany Homeowners Association Officers:

President – Mark Ricard 690-9998; ricardma2@yahoo.com.com

Treasurer – Mary Gilmore 619-647-3177; marflo12004@yahoo.com

Secretary – Dede Ricard 504-458-5694; ricarddede@yahoo.com

Architectural Committee members:

Tim Gilmore 640-9366; raffy_36@yahoo.com

Michael “Hitch” Combe 281-685-1052; mcombe@gmail.com

Chick McCloskey 641-4511; stmccloskey@att.net

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

Board President Mark Ricard called the meeting to order at 10:03 am. 15 owners were in attendance with two proxies.

Mark asked for a motion to approve the minutes of the last meeting, which was made by LV Cooley and seconded by Randy Gonzales. All in attendance approved the motion.

Treasurer’s Report

Mary Gilmore stated we currently have \$23,087.83 in our checking account. One house has outstanding dues and accrued fines – it is a lease to purchase and we have notified the owner who is handling the matter with the bank.

The front entrance walls were cleaned at a cost of \$250. Damage to the stucco was found (cracks) and repair was recommended. Mark is getting several bids for the repair and repainting of the three walls, as well as repainting the pergola. If the estimate is more than \$1,000, we will need a majority of owners to approve the expense.

The five (5) US flags at the subdivision entrance support the Rotary Club. Rotarians put the flags up 5 times a year on weekends for these holidays and remove them on Monday following the holiday: Memorial Day, Flag Day, Independence Day, Labor Day, Veterans Day.

Mattie Daley made a motion to accept the Treasurer’s Report; seconded by LV Cooley and approved.

Architectural Control Committee Report

Tim Gilmore is the chair of the ACC and reported that there are no current violations of which he is aware.

Tim reported on the drainage work that is currently underway at the Poor Boy Canal. Dede reported that similar work was also done on the unnamed canal between Palermo and I-55.

Update on empty lots/new houses:

- *Lot 6 – construction being considered
- *Lot 8 – sold and new construction beginning by Kelso
- *Lot 14 – sold and new construction beginning by Macaluso
- *Lot 54 – Kelso building a spec house

- Lot 55 – house sold by Cunningham to Linda Latour
- Lot 71 – house sold by Kelso to Daniella Jackson

ACC has not yet received any plans for any new construction. *These are the only remaining vacant lots in the neighborhood.

Old Business

Dede reviewed results of the online survey – 34 responses were received, which is a 45% return. That’s great!! Majority of respondents like having HOA meetings in the park, so that will be continued.

The biggest concern of residents is the drainage situation, and Mark explained everything that has been communicated by the St. Tammany Department of Engineering.

New Business

There was a split of responses in regard to the number of HOA meetings that should take place each year – 3 or 4. Since we did not have a quorum to take a vote. We will continue with 3 meetings a year through 2022.

Social Events were discussed:

- Dede apologized for choosing Memorial Day weekend for the last food truck event as there were not enough orders for Semplice Pizza and the event had to be canceled. She will continue to look into other food trucks, especially those that offer a wider variety of food.
- Mattie and Dan Daley will host a Bunco party at their house (526 Florence Dr.) on Saturday, July 10. A flyer will go out to everyone with more details.
- Other suggestions made on the survey were: picnic in the park; Oktoberfest; tailgate party at the park (LSU or Saints); block party at each of the cul-de-sacs (take turns, not all at once). Dede asked for anyone interested in helping with Social Events to contact her so a committee can be formed.
- A trash bin cleaning service was discussed. APEX Bin Cleaning® offers once a month cleaning at \$12/bin per cleaning with a minimum contract of 3 months. They are offering a 10% discount (CRAWFISH) to any resident who signs up for their service during the month of June. You can also get quarterly cleanings for \$25/bin or once a year cleaning for \$50/bin. If you choose to prepay for a year of monthly cleaning, you will also qualify for another discount (bringing monthly cost down to \$9/bin). See <https://apexbincleaning.com/cleaning-process/> for more information about what they do.
- Simone Galatas suggested having a neighborhood garage sale in the fall (September). Prospective dates will be suggested soon, with an alternate rain-out date. If interested in having a garage sale at your house, please contact Dede Ricard or Simone to coordinate dates.

There being no further business to discuss, a motion was made by Randy Gonzales to adjourn the meeting, which was seconded by LV Cooley. Meeting adjourned at 10:38 am.

Minutes submitted by Dede Ricard. 6/17/21. Next meeting is Saturday, October 9, 2021.