

Tuscany Homeowners Association General Meeting Minutes October 22, 2022 @ Tuscany Linear Park

2022 Tuscany Homeowners Association Officers:

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

Treasurer – Mark Pirozzolo 407-271-7971; TreasurerTuscany@gmail.com

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

Architectural Control Committee members:

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

Chick McCloskey 641-4511; stmccloskey@att.net

Clinton Farmer 517-4558; Clintre@yaho.com

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

Call to Order

Board President Mark Ricard called the meeting to order at 10:08 am. At this time, 21 homeowners were in attendance, with only 16 proxies (not a quorum).

Treasurer’s Report was presented first since Mark Pirozzolo had to leave by 10:30 am.

2022 Budget

- 2022’s income did not cover 2022’s expenses (about \$29,700), but we had a surplus from 2021. However, expenses were over-budget in 2022, plus we had unbudgeted expenses (jump house for Easter, repainting the front wall, camera internet service, etc.) leaving very little surplus: we may have \$200 left at year end.
- Directors Insurance has increased. We’ll look at dropping that for next year altogether or at least look into a cheaper option.
- The Decorations budget has been zeroed out for 2022 AND for 2023.
- Any homeowners who pay their dues by Nov. 30 for 2023 will go into a drawing for \$50 gift card. This will help tide us over to 2023.
- We collected \$23,925 overall in 2022 with \$23,700 in regular dues and the rest in late fees.

2023 Budget

- The 2023 Budget was reviewed. Water & electricity costs have increased and are expected to remain high.
- The Office Supply budget item was increased.
- General liability insurance is also increasing by 10-25%, but we will need to keep that.
- The Miscellaneous line item could be cut by \$500 to \$1500. With that, we can limit 2023 expenses to \$29,400. However, if we continue to collect only \$300 per lot, we will still have a shortfall (\$23,700 is total at \$300 x 79 lots).
- Cutting the budget down to \$23,700 would mean cutting out all landscaping/grass cutting, eliminating the web page, and cutting water to the garden.

Approval of July meeting minutes

Jerry Henderson made a motion to accept the minutes of the July meeting, which was seconded by David Hebert. All were in favor and none opposed.

New Business:

Architectural Control Committee Report

- Address numbers on mailboxes may still be an issue. Chick McCloskey was not at the meeting to speak on the topic.
- Cloudy windows continue to be an issue in the neighborhood, with 5-6 homes having them at the front of the house.
- Fence is falling into neighbor's yard.

With the new Treasurer in place, we expect fines to be assessed for continued infractions according to the Schedule in our Covenants.

Approval of Dues/Fees for 2023

At this time, 2 more homeowners arrived and an additional proxy was received, allowing us to have a quorum and proceed to vote on matters.

A lengthy discussion took place prior to the vote on approving an assessment of \$450 for 2023. A motion was made by Randy Gonzales and seconded by Patrick Green that the \$450 could be split into two payments, with the first payment of \$300 due January 1 and the remaining \$150 due July 1. The motion passed with none opposed. A vote was taken and the assessment of \$450 for 2023 passed 32 to 7.

2023 Officer Elections

Running for President were Patrick Green and Clinton Farmer. A vote was taken and the winner was Clinton Farmer with 19 votes and 15 for Patrick Green. Treasurer Mark Pirozzolo and Secretary Dede Ricard were unopposed and will continue in office for 2023.

A vote was taken for three (3) new members of the Architectural Control Committee. Candidates were Dennis Cucinello, Randy Gonzales, Jerry Henderson and Alaynna King. The votes were tallied and the three new members are Randy Gonzales (35), Jerry Henderson (29) and Alaynna King (26). Dennis Cucinello received 16 votes.

Damage to front entrance and wall from recent car accident

Patrick Green obtained the police report and the driver did have insurance. Mark Ricard has been in contact with the insurance company and they have asked for two estimates for repair of all damages (loss of crepe myrtle and one other bush, broken curb, broken electrical box, damage to main wall, license plate camera broken). Mark has received one estimate and is working on obtaining a second one.

Dates for 2023 meetings will be the 3rd Saturdays of March (18), July (15) and October (21).

Old Business

- Mark Ricard reported that the culvert project for individuals is moving ahead and stressed this was NOT an HOA project but was the responsibility of each interested individual.
- Some homeowners had complaints about their ditches now holding water since the Parish's work. Mark advised them to contact the Parish directly.
- Dede asked for a show of hands of those interested in attending a Christmas dinner during the second weekend of December. Only 4 indicated interest. Dede will follow up.

A gift card and welcome letter was presented to new neighbor, Richard "Mark" Kirby.

There being no further business to discuss, a motion was made by Patrick Green to adjourn the meeting which was seconded by Randy Gonzales. All were in favor with none opposed, and the meeting was adjourned at 10:45 am.

Minutes submitted by Dede Ricard, October 27, 2022.