

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	4/17/24
Time	6:30pm
Location	Panera's Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Monthly Meeting

Attendance X- Present; P- Phone; A- Absent; E- Excused

Rose Oleksiak	X		
Jack Joyce	X		
Steve Savanyu	X		
Mike O'Brien	X		

Subject/Topic	Discussion/Assessments	Action/Follow Up
Call to Order	Rose Oleksiak called the meeting to order at 7:00pm	
Minutes Approval	10/12/2023 minutes were reviewed, motion by Rose to accept minutes, second by Jack, minutes approved. All in favor.	
Iris Management Updates	Finances were reviewed, Jack motioned for approval, all approved.	
New Business	1) The swale in the common area by Steve S. house has become an issue again since the Landscaping mowers dug up the Swale. 2) A mole problem was identified and Mike will look into the concern. 3) Walters and Twinsburg roads intersection is looking terrible, can we do anything with it? We agreed it is an eyesore but it is not our property to fix, it is the cities.	
Old Business		
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 8:00pm. Next Meeting 6/10/2024.	

Signature _____

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	6/10/24
Time	6:30pm
Location	Panera's Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Monthly Meeting

Attendance X- Present; P- Phone; A- Absent; E- Excused

Rose Oleksiak	x		
Jack Joyce	x		
Steve Savanyu	x		
Mike O'Brien	x		

Subject/Topic	Discussion/Assessments	Action/Follow Up
Call to Order	Rose Oleksiak called the meeting to order at 6:30pm	
Minutes Approval	4/17/2023 minutes were reviewed, motion by Rose to accept minutes, second by Jack, minutes approved. All in Favor.	
Iris Management Updates	Finances were reviewed, Jack motioned for approval, all approved, agreed to move funds out of the checking account and into reserves. Mike O. and Jack to determine how much. Seconded by Steve, all in favor.	
New Business	1) Mike O. contract was discussed at Executive Session, the board awarded Mike O. a new contract to expire on August 7, 2027, in addition a unanimous vote for 3% raise was given. Steve second the motion. All in favor and passed. 2) The pond green scum condition was addressed and the company will get right on it. 3) Landscaping is so far so good.	
Old Business	1) Mole Problem- Company sprayed and the issue is under control. 2) The landscaper's mowing dug ruts in the swale grass in the common area by Steve S. The area was fixed a drain put in and gravel put down. We will review it at the next meeting to see if it worked. 3) Cleaning out the common ground behind Bill and Jack's property was discussed. a minority of homeowners wanted to spend the money to clear it out. The only action to be taken is to rechip the path.	
Open Discussion	The front beds committee will be replacing bushes in the front that did not thrive. More color will be added.	
Adjournment:	Rose Oleksiak, President adjourned the meeting at 8:00pm. Next Meeting TBD	

Signature _____

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	7/16/24
Time	6:30pm
Location	Paneras Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Monthly Meeting

Attendance X- Present; P- Phone; A- Absent; E- Excused

Rose Oleksiak	x		
Jack Joyce	x		
Steve Savanyu	A		
Mike O'Brien	x		

Subject/Topic	Discussion/Assessments	Action/Follow Up
Call to Order	Rose Oleksiak called the meeting to order at 6:33pm	
Minutes Approval	6/10/2024 minutes were reviewed, motion by Rose to accept minutes, second by Jack, minutes approved. All in Favor.	
Iris Management Updates	Finances were reviewed, Jack motioned for approval, all approved.	
New Business	Discussed new government ruling that each member of the board needs their personal information on file. Our HOA lawyers will handle the submitting and housing of our information.	
Old Business	Money from the Landscaping budget will fix the front entry way.	
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 7:30pm. Next Meeting TBD.	

Signature _____

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	9/19/24
Time	6:30pm
Location	Paneras Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	3rd Quarterly Meeting

Attendance X- Present; P- Phone; A- Absent; E- Excused

Rose Oleksiak	x		
Jack Joyce	x		
Steve Savanyu	E		
Mike O'Brien	x		

Subject/Topic	Discussion/Assessments	Action/Follow Up
Call to Order	Rose Oleksiak called the meeting to order at 6:30pm	
Citizen Participation	none	
Consideration of Minutes	7/16/2024 minutes were reviewed, motion by Rose to accept minutes, second by Jack, minutes approved. All in Favor.	
Iris Management Updates	1) Finances were reviewed, Jack motioned for approval, and all were approved. 2) 734 Tuscany Drive requested the regrading of the common area behind their house. The matter was discussed and motion was made. Motion was denied.	
New Business	1) No one new has shown interest in being on the board. 2) Reviewed agenda for the General Meeting. 3) A motion for Cross and Associates, CPAs LLC was proposed to conduct the annual audit for the Villas. This audit was approved by Jack and second by Rose.	
Old Business	1. Compliance Transparency Act: Reminder for the board members to complete on Kaman&Cusimano website.	
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 7:15 pm. The next Meeting is the annual general meeting on 10/10/2024.	