

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	4/3/2025
Time	6:40pm
Location	Paneras Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	First Quarter Meeting 2025

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 6:30pm	
Citizen Participation	none	
Consideration of Minutes	Minutes approved from the General Meeting on 10/10/2024, Jack first, Rose second.	
Iris Management Updates	1) Finances were reviewed, financial audit to take place in May 2025 (extended report)	
New Business	1) Legal Action: none 2) We will mulch this year with Black mulch 3) Lodd- Jack, second Rose, approved landscaping trees and shrubs. Crabtrees were discussed and tabled till the next meeting for a vote. 4) Concrete was discussed and tabled for next meeting. 5) Concrete research special funding approved for Mike O'Brien, Jack approved Rose second	will mulch Rose, ncrete
Old Business		
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 7:22 pm. The next Meeting is May 1, 2025.	

Signature _____

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	5/1/2025
Time	6:30pm
Location	Paneras Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Second Quarter Meeting 2025

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 6:30pm	
Citizen Participation	none	
Consideration of Minutes	Minutes approved from the 1st Quarter Meeting on 4/3/2025, Jack first, Steve second.	
Iris Management Updates	1) Finances were reviewed, financial audit to take place in May 2025 (extended report)	
New Business	20k was transferred to main bank account for concrete project.	
Old Business	1) Legal Action: none Crabtrees will be removed and replaced with a choice of 3 trees, homeowner to pick. 3) Residents' driveway is having issues again, tabled until further notice 2) Lodd-	
Open Discussion		
Adjournment:	Rose Oleksiak, President, adjourned the meeting at 7:15 pm. The next Meeting is on August 21, 2025.	

Signature _____

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	8/21/2025
Time	6:30pm
Location	Paneras Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Third Quarter Meeting 2025

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	
Citizen Participation	none	
Consideration of Minutes	Minutes approved from the 2nd Quarter Meeting on 5/1/2025, Jack first, Rose second.	
Iris Management Updates	1) Finances were reviewed, a financial audit is beinig completed (extended report) and details will be shared on receipt.	
New Business	The mailbox areas will be landscaped to open them up a bit for safety and appearance. This will be done at the end of September 2025.	
Old Business	1)One homeowner is keeping their crabapple tree and will assume upkeep for it. 2)The rest will be replaced in October 2025 with HO choice. 3)Final approval for the concrete project was given by Jack, seconded by Steve 4)Reviewed the complaint process	
Open Discussion		
Adjournment:	Rose Oleksiak, President, adjourned the meeting at 7:40 pm. The next Meeting is on September 18, 2025.	

Signature _____

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	9/24/2025
Time	7:20pm
Location	Twinsburg Panera
Facilitator	Rose Oleksiak
Purpose	Quarter 4 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
Call to Order	Called to order by Rose
Citizen Participation	none
Consideration of Minutes	Jack approved the Q3 August 21, 2025, meeting minutes, seconded by Rose
Iris Management Updates	1). Cross and Assc. going to address the financials in a document for the Homeowners. 2) The concrete project was delayed until October 2025, as a result, the decision to push the concrete project to start in the Spring at the agreed-upon cost, agreed by Jack, second Rose. Details will be discussed later in the winter months. 3). Crabtrees were all removed and replacement has started with the Homeowners chosen tree.
New Business	1). The agenda for the general was discussed and finalized. 2). Mailbox area's are being spruced up and opened up to make a little safer.
Old Business	Signs were painted in the front and look great.
Open Discussion	
Adjournment:	The meeting was adjourned, Rose to agree and Jack to second it. 8:10pm

Signature _____