

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	3/7/22
Time	6:30pm
Location	Panera in Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Monthly HOA Meeting

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

Rose Oleksiak	X		
Jack Joyce	X		
Bill Alford	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	10/07/2021 minutes reviewed, motion by Jack to accept minutes, second by Rose, minutes approved.	
His Management Updates	1) Finances were reviewed, Jack motioned for approval, all approved. 2) Architectural Change was requested by Lorraine McGlone. Board discussed and approved her to move forward. 3) Architectural Change was requested by Bernadette Tomaselli. Board discussed and approved her to move forward. 4) Architectural Requests came from 8 homeowners for new roofs, the board approved unanimously.	
New Business	1) A motion was introduced whether to again open our meetings to homeowners. After much discussion, the board agreed to approve with reservations. The homeowner can not add to the meeting with the acception of their time allotted by the board. We want the right to re-evaluate it in the future.	
Old Business	Board reviewed the letter from Ray M. and took ideas into consideration.	
Open Discussion	Discussed more about our dedicated streets and researching the possibility of changing to public streets.	
Adjournment:	Rose Oleksiak, President adjourned the meeting at 8:30pm. Next meeting 5/9/2022	

Signature _____

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	5/9/22
Time	6:30pm
Location	Panera in Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Monthly HOA Meeting

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

Rose Oleksiak	X		
Jack Loyce	X		
Bill Alford	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	3/7/2022 minutes reviewed, motion by Jack to accept minutes, second by Rose, minutes approved	
Irish Management Updates	1) Architectural Change submitted by Karen Caponi for front walk to be replaced with HOA paying some. Board tabled a decision until a later time. 2) Landscaping and concrete has been an issue with quite a few homeowners. The Board agreed on doing a site review on the following: sidewalks, driveways and front lawns. Once that review is complete the board will review it. Jack motioned and Rose seconded. Mike O. will report back when complete. 3) Finances were reviewed, Jack motioned for approval, all in favor.	
New Business	1) The board agreed a website for the VOTs should be developed. Discussion on what it would look like. 2) Discussion about the VOT's annual meeting and elections for the board position.	
Old Business	Discussed the City of Macedonia street classification	
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 8:00 pm. Next Board Meeting 8/8/2022.	

Signature _____

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	6/9/22
Time	7:00pm
Location	Macedonia City Hall
Facilitator	Rose Oleksiak, President
Purpose	Annual Meeting

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

Rose Oleksiak	X	see attached sheet	
Jack Joyce	X		
Bill Alford	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	no minutes approved	
His Management Updates	See attached for summary of the year.	
New Business	1) Welcomed new homeowners to the VOT. 2) a new website for VOT was developed and will house the declaration, forms and guidelines for meeting can be found on the website. 3) Finances were reviewed, Mike O. reviewed how banking is done all online. 4) No one submitted their name for a board position so the floor was open for nominations. Motion for Steve Savanyu's acclimation. Steve Savanyu accepted, Rose seconded.	
Old Business	continued discussion on the streets to be dedicated or not.	
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 9:00 pm.	

Signature _____

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	8/15/22
Time	6:30pm
Location	Panera Breads in Twinsburg
Facilitator	Rose Oleksiak, President
Purpose	Monthly Board Meeting

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

Rose Oleksiak	X	Mike Szugye	X
Jack Joyce	X	Frank Peck	X
Steve Savaryu	X		
Mike O'Brien	X		

Subject/Topic	Discussion/Assessments	Action/Follow Up
Call to Order	Rose Oleksiak called the meeting to order at 6:35pm	
Minutes Approval	Reviewed minutes from 5/9/2022, motion by Jack to accept minutes, second by Steve, minutes approved.	
Iris Management Updates	1) Financials were reviewed, Jack motioned for approval, all approved. 2) Joel & Maria Robins submitted an Architect Request, to remodel existing deck. Motion by Jack to approve request, second by Steve, All in favor.	
New Business	1) City of Macedonia- VOT street classification. Rose to schedule a meeting with City Council for the City of Macedonia in order to present VOT's request to reclassify streets from private to public. 2) Snow Plowing & Landscaping- The contract for snow plowing is still in place for the 2022-23 season. Landscaping will end in November 2022. Recommendation was made to pursue single source contract for both snow plowing and landscaping. 3) Reserve Study- Motion was made by Jack to seek a Reserve Study from an outside party for 2023, second by Rose, All in favor. 4) As a result from the concrete and lawn review motion was made by Jack for approval to replace Dee Merker driveway using Sterling Concrete for, second by Steve, All in favor.	1) Mike O'Brien to seek bids for plowing and landscaping. 2) Mike O'Brien will solicit bids for the Reserve Study in early 2023.
Old Business	Mike Szugye presented request to level his driveway. Issue was discussed in Executive Session. 2) Frank Peck presented complaint of parking on the streets of the development. Issue was discuss in Executive Session. While in Executive Session Mike distributed his Concrete and Landscaping Review. After discussion all requests for driveways and sidewalks updates are on hold pending future discussions.	Mike O'Brien will communicate with both parties. Franks complaint was without merit and no further action required. Mikes concern was tabled for a future ruling.
Open Discussion	no open discussion	
Adjournment:	Rose Oleksiak, President adjourned the meeting at 7:55 pm. Next Meeting 9/12/2022	

Signature _____

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	9/20/22
Time	7:00pm
Location	Zoom
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	8/15/2022 minutes were reviewed, motion by Rose to accept minutes, second by Jack, minutes approved. All in Favor.	
It's Management Updates	1) Finances were reviewed, Jack motioned for approval, all approved.	
New Business	1) VOT annual meeting will be 10/13/2022. 2) Discussed 2023 budget.	
Old Business		
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 7:55 pm. Next Meeting 10/3/2022	

Signature _____

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	10/3/22
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 Savaryu	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	9/20/2022 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. VOT has a CD from US Bank it was discussed to not renew it and deposit in the VOT's account in PNC.	Rose will follow up
New Business		
Old Business		
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 7:30 pm. Next Meeting 10/13/2022	
Signature		

VILLAS of TUSCANY HOMEOWNERS' ASSOCIATION MEETING MINUTES

Date	10/13/22
Time	7:00pm
Location	Macedonia City Hall
Facilitator	Rose Oleksiak, President
Purpose	Annual Meeting

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

Rose Oleksiak	x	see attached	
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	10/3/2022 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. VOT has a CD from US Bank it was discussed to not renew it and deposit in the VOT's account in PNC.	Rose will follow up
New Business	Steve S. to manage and put up Christmas lights. VOT to pay him \$300 for this. Jack motioned and Rose seconded. All in favor.	
Old Business		
Open Discussion		
Adjournment:	Rose Oleksiak, President adjourned the meeting at 7:55 pm. Next Meeting TBD.	

Signature _____