

**Board of Directors Tuscany Estates
Meeting Minutes
August 27, 2019**

1. Meeting called to order at 7:02 pm.
2. Roll call: Lisa Manion, James Walsh, JoEllen Meek, Pete Guido, Aimee Hennenmuth (CMP) and Carl Wilkinson (CMP). Elise Navarro not in attendance.
3. Minutes from May 30th, 2019 Meeting Approved: 4-0 (Lisa Manion, JoEllen Meek, Pete Guido & James Walsh)
4. Board Reports:

Treasurer Report – done by Aimee Hennenmuth from CMP. Expense statement is available on our website.

- A question was asked regarding negative amount in the landscaping budget but will even out because the column is showing negative but year to date will equal out.
- A question was asked about our painting budget being over budget too. This was for the painting and cleaning of patio/town homes in the spring of 2019. A project that will continue throughout 2020. We have operating budget monies available to cover this overage.
- A question was also asked regarding the negative amount in the insurance line item, Aimee will have to look into this to see if our insurance premium has increased.

Lisa Manion –

- Mailbox/Mail Center's – a reminder to homeowners in common wall units that this replacement will be charged to homeowners that are affected in the cluster. We have retained a handyman to do this work. There are two right now that are in need of complete need of replacement. All of the centers are in need of cleaning and staining which will be done in the spring.
- Maronda Homes – Maronda has started excavating the lots to start building the four units closest to the pool area. They are starting with these and build more as they sell.

JoEllen Meek – Nine welcome packets have been distributed to new homeowners and will continue to be distributed to all new homeowner's.

Aimee Hennenmuth – CMP conducted a spring inspection in May throughout the community and also biweekly inspections throughout the year. Letters did go out to some homeowners that violations were noted on the spring inspection. We are working with homeowners in getting the necessary work completed. Also, all common wall units for any maintenance issues that need addressed by the HOA.

Pete Guido – Power washing quotes have been retained and found a new company that guarantees that the algae/mold for three years.

Township updates – Maronda is having issues with getting tap in permits from PCSA. QE will have to start all over again with new plans etc. for the community if they want to have a builder come into TE again. Currently, there is litigation within the QE Company where the one owner is trying to gain full rights to the company. Township still has bond money and will not use this money for roads in TE. They will also not take over roads in community until final coats are put in

Communication – No more letters or mail will be sent out (unless specific correspondence for an individual homeowner. At last meeting and also recently posted in our summer newsletter, homeowners were asked to please provide correct email to CMP so that they can be kept in the loop for communication.

Homeowner Questions/Comments:

- A townhome owner had a question regarding uncapped PVC pipes that have exposed wires in his yard. There is also electrical boxes etc. He is not sure who put this in his yard during building process, whether it was Maronda or QE. Board will contact Maronda with pictures and see if they can please remove/fix or HOA will have to have an electrician handle removing.
- A question was raised from patio home owner regarding her insurance coverage. She wants to ensure she is covered correctly. Aimee from CMP suggested that their insurance agent contact HOA agent at Nationwide (who has the policy for TEA). Homeowners can call CMP to get agent name and contact information.
- A patio homeowner asked a question of damage to her siding in rear that was done by JML. Still has not been fixed and need to have JML contacted again to fix issue. Work order for this was submitted and CMP will contact JML regarding repair.
- A single family homeowner stated they wanted to address the letter's that were sent out from the spring inspection. He feels that QE and township is giving homeowners such a hard time and feels that the recent letters are adding fuel to the fire with homeowners and feels that they are not necessary. Homeowner asked for the board to back off of the letters. The board stated that they will work with CMP to better the violation/inspection process and understand their concerns.
- A resident asked if we can have a township representative to our next meeting to speak and discuss with homeowners about Maronda, Township and QE dealings and what they are doing to help us to get our items rectified in the community. Pete will contact the township to see if a representative would attend.

5. Adjournment – Meeting adjourned at 8:10 pm. Motion to adjourn by Pete Guido.