

Board of Directors Tuscany Estates

Meeting Minutes

May 30, 2019

1. Call to Order/Roll Call 7:02pm – All board members present, including Aimee from CMP.
2. Approved Minutes from February 26, 2019 Meeting – Vote 5-0 in favor of approval.
3. Board Reports:
 - The Board reminds everyone that there is to be no dumping anywhere in the community. Specifically, the right side of the road coming up Tuscany Estates Drive, where there is a break in single family homes. Residents have reported watching dumping of debris and it is not permitted.
 - The Board has received numerous complaints regarding speeding in the community. 25mph is not being adhered to and some are not stopping for the school buses. The Board is researching options of reducing speed and possible signage.
 - The Board made the decision to change the 3 car parking lot on Tuscany Estates Drive to 'compact cars only', in response to complaints of larger vehicles parking there and blocking views of traffic. Please be aware that residents who do not adhere to signage can be towed at owner's expense.
 - All patio home and townhome mailboxes that need repaired or replaced are the homeowner responsibility. If the mailbox center (structure holding multiple mailboxes together) needs replaced, CMP will arrange to have it repaired/replaced and the homeowners in that grouping will be assessed the cost split amongst them.
 - The Board and CMP have been working diligently on putting together an email list for the community. Emailing will help reduce costs of printing and postage. A Communication Rule has been instated in our Rules and Regulations, allowing email as an accepted form of communication, any email sent will be assumed as received by homeowner and the Board wants to remind everyone to keep an updated address on file with CMP. Violation letters and other personal/individual forms of communication will continue to be mailed when needed.
 - CMP performed a visual inspection earlier in May. This inspection is for the good of the community, to keep our home values from decreasing and to keep with the community standard. If you received a letter and have any questions or concerns, please do not hesitate to contact CMP.
 - JML, our landscaping company, has been experiencing trouble with having their workers attain their work visas and dealing with weather delays. As of early last week, they should have more staffing, catch up and get back onto a better schedule. TruGreen will be coming back out for a no charge retreat (because last treatment, it rained the same day) along with grub treatment sometime mid-June.
 - Maronda Homes is building patio homes on their remaining lots on Viareggio. They are very close to final approval from the township and sanitary authority and should start

building soon. All homeowner's are encouraged to attend township meetings. We need their help to help us get Quaker Engineering to finish our plan and also, it is a good way to find out what is going on in our township but more importantly show a presence from Tuscany Estates. There is a lot of work and money that still need to be put into our plan ie. Signs, roads, lighting and retention pond work just to name a few.

- Avacoll will be finishing the painting and cleaning they have been doing around the community and should be complete in the next few weeks.

PUBLIC COMMENTS/QUESTIONS:

- A resident showed concern that an inspection letter they received does not apply to their home. The Board and CMP will work together to contact the correct homeowner.
 - A resident expressed frustration that they had not received contact back from CMP regarding an issue they were having. The Board apologized for what happened and will work with CMP to keep better track of communication with residents.
 - A resident showed confusion on certain architectural guidelines and requested clarity on rules. The Board discussed the issues with them.
 - A resident asked if any tree's have been inspected behind Viareggio that could be a future issue. CMP will contact and schedule a professional to come out and inspect tree's throughout the community.
1. Adjournment – motion made by Lisa Manion and second by Pete Guido @ 8:26pm.