

Tuscany Estates Homeowners Association Meeting

Place: Union Township Municipal Building

Date: March 28, 2023

Time: 7PM

Abbreviations: TE = Tuscany Estates; BOD(s) = Board of Directors; HOA = Homeowners Association; HO(s) = Homeowner(s); QE = Quaker Engineering; w/ = with; w/in = within

AGENDA

I. Meeting Came to Order at 7:01PM by HOA President Pete Guido

Roll Call & In attendance; All board members were present & accounted for, including Aimee Hennemuth - Rogowski from CMA.

II. Secretary's Report

A. All board members confirmed their copy of the last meeting minute notes from the September 20, 2022 & all former board members approved the September 2022 meeting minute notes, one board member abstained as he was not apart of the HOA board at that time.

III. Treasurer's Report

Homeowners were informed that the Reserve operating cost for the single-family homes is \$116,877.63, the Reserve operating cost for the shared walls is \$182,042.17, & the shared wall CD has \$201,839.51.

IV. New Business

A. Quaker Engineering / Union Township Update

The Board updated residents on Quaker Engineering and how Quaker stated that they have completed all the repairs on the clubhouse from the 2020 inspection report. Note: No re-inspection has occurred to date. Last summer (2022), Quaker hired Alpine Pools to clean the pool and it was reported from Alpine Pools that there are multiple spots of separation in the fiber glass, which was reported to one of our board members, who was present during the time of the inspection. It was reported by Alpine Pools that the pool should be inspected by a pool company who is certified to do so, and the pool should be drained again to check the areas of separation in the fiber glass. The HOA attorney has sent a letter to Quaker Engineering regarding these requests of draining the pool to have the areas of fiber glass re-inspected and the pool would be refilled as long as the inspection is good, and the association would upfront these costs. Quaker Engineering has yet to comply with these requests.

The TEA board stated that they are working with Union Township in order to get Quaker Engineering on track with the repairs so that the clubhouse, pool, and common property can be turned over to the association.

B. JML Lawn Care Update

All residents were informed that JML is still our lawn care contractors and that we still have 1 year left on their contract. JML landscapers have scheduled the spring clean-up and mulching for Friday, March 31st and seasonal mowing will begin on Tuesday, April 11th.

C. 2023 Maintenance by Avacoll

The BOD is in the process of getting an updated maintenance list and proper rotation schedule published so that shutter paintings, house power washings, and gutter cleanings are in place to quickly identify yearly which home clusters are getting what maintenance done. Avacoll will begin the spring gutter cleaning in mid-April and once Avacoll gives an exact date, it will be relayed to all residents. Residents were informed that Avacoll will be conducting the shutter paintings and house power washing this year again and those residents getting these services done will be contacted by email before any of these jobs are started.

D. Food Trucks

Residents were informed that Barb Stover has scheduled the food trucks again this year and the food trucks will be stationed on Viareggio Way at the rear of the clubhouse and pool parking lot. The updated food truck schedule will be displayed on the Tuscany Estates website soon and the food trucks will be weekly (on Thursdays) starting May 21st, 2023, which is the only food truck that will be on a Sunday.

E. Committees

BOD is asking for participation from residents for these committees as this would help the community and garner a relationship between the board and residents. The committees that are available to join include Architectural Guidelines w/ Rules/Regulations, Architectural Alteration Request & Review, Finance & Budget, Pool & Clubhouse, Entertainment & Hospitality, Patio Home Maintenance & Property, Town Homes Maintenance & Property Management, Lawn Maintenance & Applications, & Website.

V. Homeowner Open Forum

One Homeowner asked the board for help to accommodate the kids that are walking onto his property to access the common area behind his house and asked if it would be to make an access point so that the kids can access that area than from his property. The board informed the resident that the common area is not owned by the Tuscany Estate Association and that common property is still owned by Quaker Engineering. However, the board informed the resident that they may send an email blast informing residents and parents, that kids who play on any common area do so at their "own risk" as Quaker Engineering still owns the common property.

VI. Residents were informed that the next Meeting will take place on Tuesday, June 27, 2023 at 7PM at the Union Township Municipal Building.

VII. Adjournment - motion was made at 7:31PM by JoEllen Meek and a second by Jim Ross.