

Tuscany Estates Homeowners Association Meeting

Place: Union Township Municipal Building

Date: March 28, 2024

Time: 6:30pm

Abbreviations: TE = Tuscany Estates; BOD(s) = Board of Directors; HOA = Homeowners Association; HO(s) = Homeowner(s); QE = Quaker Engineering; SW = Shared Wall;

AGENDA

I. Meeting Came to Order at 6:30PM by HOA President Jim Ross

Roll Call & In attendance, Jim Ross, Tara Cerutti, Elise Navarro, Barb Stover, Aileen Murdaca. All board members were present and accounted for, including Aimee Hennemuth-Rogowski from CMA.

II. Secretary's Report

- a. All board members confirmed their copy of the last meeting notes from the August 29, 2023, and all board members approved these meeting minute notes.

III. Treasurer's Report

- a. Homeowners were informed that the reserve operating cost for common account is \$43,193.97, the reserve operating cost for the shared walls is \$17,226.21 and the shared wall CD has \$ 207,751.33.

IV. New Business

- a. The board advised the owners that TEA Attorney has been continuing to communicate with the Union Township regarding concerns with the completion of unfinished infrastructure at Tuscany Estates. Union Township is working on a tri-party agreement regarding the completion of unfinished infrastructure. The agreement would be between Union Township, Maronda and QE.
- b. Lisa Burkhart (TE attorney) has sent a punch list of the TE infrastructure items to the township. The Union Township engineer has put together a new updated punch list for TE with pricing & has combined it with our TEA punch list. The new updated punch list will be placed on the website.
- c. Residents were informed that QE has proposed which parcels will most likely be given to TE and which parcels will most likely be given to Maronda.
- d. Residents were informed that the BOD & our TE Attorney Lisa Burkhart are continuing to negotiate the terms with QE regarding the pool and clubhouse. The BOD will continue to provide updates to the residents whenever appropriate.

Homeowner Open Forum

- a. A SW HO brought up a concern regarding two deep tire marks within the grass coming up Tuscany estates. BOD stated they would look into it, but

informed the HO that although the TEA maintains that property it isn't owned by the association.

- b. A lot of concerned HO's raised questions about the infrastructure, pool and clubhouse, 14 Tuscany Estates Dr. as well as the legal fees that were accruing. There was a lot of conversation between the residents and the BOD discussing possible solutions to all of these issues.

V. Date, Time and Location of Next Meeting

- a. **Next open board meeting is May 30th, 2024 at the Union Township building at 7:00pm**

VI. Adjournment – 2 motions were made, and the meeting was adjourned at 7:45pm