



COUNTRYSIDE AT TUSCAN RIDGE HOMEOWNERS ASSOCIATION, INC. BOARD MEETING MINUTES

BOARD MEETING NOTICE TO ALL MEMBERS -

The Board of Directors of Countryside at Tuscan Ridge Homeowners Association, Inc. will meet for the purpose of discussing association business. The Board might discuss additional subjects that may arise subsequent to the time of this notice. There will be an opportunity on the Agenda for Members to participate by briefly stating during a three (3) minute time to offer any suggestions/views on the items discussed during the meeting or on any other concern.

Date: Thursday, February 20th, 2025

Time: 6:30 P.M.

Location: Countryside Clubhouse
101 Sangiovese Crossing
Davenport, FL 33897

AGENDA

1. Establish Quorum

Quorum was established with 3 out of the 3 Board members present: President Cristopher Cornejo, Vice President, Douglas Davis, and Secretary/Treasurer, Kimberly Golf. Also in attendance was Xiomara Lisboa, LCAM for Folio Association Management.

2. Call to Order

The meeting was called to order at 6:30 PM by President Cristopher Cornejo.

3. Proof of Notice

Meeting Notice was placed 48-Hours in advance of meeting in the front of the community in accordance with Florida Statutes.

4. Financial Report _ review January 2025 Financial statement

Secretary/Treasurer Kimberly Golf motioned to table the January financials due to a system glitch affecting the violation charges on the cash disbursement reports.

5. Committee Updates

1. ARC Committee

President Cristopher Cornejo announced that ARC member James Spangler has stepped down from the Architectural Review Committee. He further informed that, in the interim, all three Board members will serve on the ARC Committee until the vacancies are filled by volunteers. President Cornejo has instructed management to send an email blast to homeowners requesting volunteers for the ARC Committee.

2. Social Committee

President Cornejo has instructed management to send an email blast to homeowners requesting volunteers for the Social Committee.

3. Nominating Committee

President Cornejo has instructed management to send an email blast to homeowners requesting volunteers for the Nomination Committee for the upcoming Annual meeting.



6. Old Business:

1. None

7. New Business:

1. **Roof _ Insurance Claim**

Xiomara, LCAM, provided an update to the Board regarding ongoing communication with the insurance agent concerning the roof claim. She informed the Board that the claim is still pending approval, and we are awaiting the issuance of a check for the damage.

2. **Clubhouse Cleaning**

*President Cristopher Cornejo made a motion to rehire Marie from Marie Lawn Service to clean the clubhouse once a month at a rate of \$85 per month. The motion was seconded by Secretary/Treasurer Kimberly Golf. **With all in favor, the motion was carried unanimously.***

3. **Curb Pressure Washing**

The Board requested that management obtain three proposals for pressure washing the curbside and storm drains for review and consideration.

4. **Landscaping**

*The Board requested that management obtain three proposals for new landscaping services to maintain the areas for which Countryside at Tuscan Ridge is responsible. Secretary/Treasurer Kimberly Golf made a motion to notify the current landscaping provider, Duval, that their contract will not be renewed. The motion was seconded by President Cristopher Cornejo. **With all in favor, the motion was approved unanimously.***

5. **Streetlights**

The Board discussed the potential upgrade of the streetlights leased through DUKE Energy. President Cristopher Cornejo informed the Board that he had spoken with a DUKE Energy representative to explore available upgrade options and determine the associated cost differences.

8. **Open Forum on Agenda Items Only**

9. **Adjournment**

*President Cristopher Cornejo made a motion to adjourn the meeting at 7:57 P.M. Seconded by Secretary/Treasurer Kimberly Golf. **Motion carried unanimously***

ON BEHALF OF THE BOARD OF DIRECTORS

Xiomara Lisboa, LCAM®

Community Association Manager

Countryside at Tuscan Ridge Homeowners Association, Inc