

Tuscany HOA Board Meeting
August 4, 2025
(On-Site Meeting at 1678 Victoria Way
Jeanne Yazinski's House)

AS MOST YEARS IN THE PAST, NO JULY MEETING (SUMMER BREAK)

Board Member Attendees:

PRESENT: Jeanne Yazinski (President), Andy Horne (Vice President, Mike Pastor (Secretary), Heather Peery (Community Oversight Chair), Mary Ann Miller, Tera Pauley

BY-PHONE: Dexter Blois-By Phone (Treasurer).

Board Members Absent: None.

Resident Attendees: None

Jeanne called the meeting to order at 7:00 PM. This meeting was audio recorded by Mike to aid minutes' preparation.

Secretary's Report

Mike sent the **Minutes of the June 2nd Board Meeting** via e-mail to the Board Members Monday afternoon 07/07/25. A motion was made by Jeanne to accept the minutes and seconded by Heather. The Board approved it unanimously.

Treasurer's Report

We reviewed the Treasurer's reports for June & July 2025

Account Balances, as of 06/30/25	Account Balances, as of 07/31/25
Checking \$24,543.00	Checking \$20,971.00
Savings \$ 35.00	Savings \$ 35.00
Fidelity \$30,902.00 (Money Market)	Fidelity \$31,006.00 (Money Market)

- Two homeowners have not paid the 2025 dues, neither exceeds \$1,000. One owes for this year and the other owes for two years.
- Mike made a motion to approve the June & July Treasurer's Reports and Andy seconded it. The Board unanimously approved it.

Community Oversight Committee's Report (Heather)

CITY OF WINTER GARDEN – TREES OVERHANGING FULLERS CROSS RD.

Jeanne stated about 3 weeks ago the City of Winter Garden called her to request Tuscany trim the trees overhanging Fullers Cross Rd as reports they were hitting trucks. Jeanne stated that in over 30 years Tuscany has never been responsible for trimming those trees as such we do not have funds in our budget to do so. Two weeks later the City of Winter Garden crew trimmed those trees.

Tara then indicated the trees at the 2nd curve on Victoria Way (coming into the neighborhood) and at the house 2 or 3 from her are also low and impede

SUV/van height or higher vehicles. She was advised to contact the City of Winter Garden since they are responsible for street clearance.

YARD OF THE MONTH (Aug):

1677 Malcolm Point Dr – Pam Donald

ARB Requests (Received/Approved):

1508 Cashiers Dr – Repainting the house (the addition & pool construction are still in-progress).

1531 Hawkesbury Ct – New windows

1618 Malcolm Point Dr – New windows

CC&R Violations:

1609 High Hampton – Basketball Hoop still in Driveway (2nd notice)

1615 Walkerton Ct – Fence Repair (Gate)

1551 Victoria Wy – 3rd Notice: Vines on Pool Screen & Roof (Some leaves were removed, but only half done. If not remedied it will go to the fines committee by 08-05-25 (written notice must be sent with a 14-Day to Remedy provision) before convening a Fines Committee {*Board Members are ineligible to be on Fines Committee*})

H.O.A. Planted Zenia seeds.

Orange County Neighborhood Beautification Matching Grant – Dexter revised and reissued the RFP (Request for Proposal) to standardize the bids to comply with our needs and Orange County's requirements which include:

1. Vendor must meet the County's insurance requirements.
2. No advance payments – the County will issue a purchase order for the full amount of the project.
3. Vendor is guaranteed to be paid by the County and Tuscany H.O.A. upon satisfactory completion.

All three vendors that submitted bids are already approved by the county. We received three bids in the amounts of \$8,575 and \$6,903 and \$6,600.

Dexter made a motion for the Board to **authorize filing an application** to the County for a grant under the Orange County Neighborhood Beautification Matching Grant program not to exceed \$10,000, half (up to \$5,000) of which to be paid by the county and half (up to \$5,000) by Tuscany H.O.A. Jeanne seconded the motion. The Board unanimously approved the motion.

Dexter then made a motion for Tuscany H.O.A. to set aside up to \$5,000 for Tuscany's share of the County Neighborhood Beautification matching grant funds. Mike seconded the motion. It was approved unanimously.

Old Business

1569 Victoria Way: Non-Owner Occupied. International owners (Brazil). It was unclear if it had become a rental but was clearly not owner-occupied. Our attorney sent a letter stating non-owner occupants had to vacate the property.

House sold. Closing was Fri, Aug. 1st. Dexter received a call this morning from the title company asking where to send the estoppel check and documents.

Heather thinks it might have been sold to a builder/developer (possibly to flip, but that is not known for sure). Some interior renovation has started. Once we know the name and contact details Jeanne will ensure it is known that it must be owner occupied.

New H.O.A Board Certification Regulations:

- No Update. Andy, Tera & Mary Ann need certification.

New Business

H.O.A. Website

Dexter determined Godaddy (our current hosting site/platform) is making it very difficult to keep and maintain our site for ease of update and to transition to another person to take the reins in the future.

Dexter sent a link yesterday to the board members for a demo site at another host/platform that appears to be much better for our needs and is also a lower cost than Godaddy. It looks like a great replacement platform to meet our needs and exceed current site capabilities.

A discussion arose about different layouts and formats, and it was agreed that whichever Dexter selects will be acceptable and an improvement over what we have now. (Mike, looked back and realized Dexter sent two e-mails. The first email had a link to one layout, the second email sent a few minutes later showed multiple formats and navigation layouts).

Homeowners will each have a Username and Password to access the Resident Only private portion of our website, where the directory can be accessed only by us and kept updated more quickly than a printed directory.

Adjournment– Heather moved to adjourn; Andy seconded it. We approved unanimously at 7:28 pm.

The next H.O.A. Board Meeting will be on Tuesday, 09/02/25 at 7:00 PM, at 1678 Victoria Way (Jeanne Yazinski's House).