

Tuscany HOA Board Meeting
May 5, 2025
(On-Site Meeting at 1678 Victoria Way
Jeanne Yazinski's House)

Board Member Attendees: Jeanne Yazinski (President), Andy Horne (Vice President).
Dexter Blois-By Phone (Treasurer), Mike Pastor (Secretary), Heather Peery
(Community Oversight Chair), Mary Ann Miller

Board Members Absent: Tera Pauley

Resident Attendees: None

Jeanne called the meeting to order at 7:05 PM. This meeting was audio recorded by Mike to aid minutes preparation.

Secretary's Report

Mike sent the **Minutes of the April 7th Board Meeting** via e-mail to the Board Members Monday afternoon 05/05/25. A couple corrections were identified by Dexter (with Mike's appreciation). A motion was made by Dexter to accept the minute as corrected and seconded by Heather. These Minutes of the May 5th, 2025, Board Meeting was emailed tonight 06-02-25 before the meeting.

Treasurer's Report

We reviewed the Treasurer's report for April 2025

Account Balances, as of 04/30/25	
Checking	\$28,412.00
Savings	\$ 35.00
Fidelity	\$30,699.00 (Money Market)

- Dexter reconciled the deposits January thru April to the homeowners' dues paid.
- Mike made a motion to approve the April Treasurer's Reports and Andy seconded it. The Board unanimously approved it.

Community Oversight Committee's Report (Heather)

ARB Requests (Received/Approved):

1508 Cashiers – Install Pool
1624 Malcolm Pt – New Roof (for sale/under contract to sell)
1567 Victoria Wy – New Roof

CC&R Violations:

1551 Victoria Wy – Vines on pool cage & Roof

Other – Heather has contacted the pond people to replace the **light and check the timer for the fountain**. There's \$1,000 in the budget for electrical repairs. We expect about \$200 for the repairs. Jeanne made a motion to make those repairs and Andy seconded it. We approved it unanimously.

YARD OF THE MONTH (April):

1626 Victoria Way – Don & Sheila Kress.

Old Business

COUNTY GRANT: Replace Dead/Missing Hedge Along Fullers Cross Rd:

Dexter needs photos of current condition of hedge to include in the Grant Application. He will work to prepare a Request for Proposal (RFP) so the quotes will be comparable. Right now they are not and the county will not consider any of them this way.

Proposed New Homes West Crown Point (both sides) and Fullers Cross:

- Dragonfly Reserve – Jeanne has the name and contact information for the builder.
- 3,500 SqFt homes (approved for 2,500 SF, but the builder doesn't build anything smaller than 3,500 SF), \$1.5 million and up.
- Dry Retention ponds that do not overflow anywhere like ours does.
- Concern was expressed about the traffic on Fullers Cross Rd and the Bike Trail and West Crown Point Rd.
- Concerns were also expressed about two-story houses looking down onto our houses.
- When the topic of golf carts was raised, a representative from the City of Winter Garden said with the fire station right there, they need to be able to drive quickly to respond to calls, it is unlikely to ever become golf cart approved.

New H.O.A Board Certification Regulations:

- Dexter, Jeanne, Heather and Mike have taken certification courses. Mike will maintain a file of Board Member Certification. Andy, Tera & Mary Ann need certification.

New Business

- Metal Roofs – Our CC&R's do not specify asphalt shingles as previously thought so there's no changes required. State, County and City Building Codes must be complied with and we will comply.

Adjournment–Jeanne moved to adjourn; Andy seconded it. We approved unanimously at 7:35 pm.

The next H.O.A. Board Meeting will be held on Monday, 05/05/25 at 7:00 PM, at 1678 Victoria Way (Jeanne Yazinski's House)