

Tuscany HOA Board Meeting
September 2, 2025
(On-Site Meeting at 1678 Victoria Way
Jeanne Yazinski's House)

The mission of the Tuscany Homeowners Association is: To institute and enforce rules, regulations and legal restrictions designed to ensure that the Tuscany neighborhood is a safe, attractive, and desirable community where property values and resident satisfaction are maximized.

Board Member Attendees:

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

BY-PHONE: Dexter Blois-By Phone (Treasurer), Andy Horne (Vice President).

Board Members Absent: None.

Resident Attendees: None.

Jeanne called the meeting to order at 7:06 PM. This meeting was audio recorded by Mike to aid minutes preparation.

Secretary's Report

Mike sent the **Minutes of the August 4th Board Meeting (was notarized for county grant application)** via e-mail to the Board Members Sunday evening 08/10/25. A motion was made by Heather to accept the minutes and seconded by Andy. The Board approved it unanimously.

Treasurer's Report

We reviewed the Treasurer's reports for August 2025

Account Balances, as of 08/31/25	
Checking	\$17,822.00
Savings	\$ 35.00
Fidelity	\$31,110.00 (Money Market)

- Estoppel fees received were overpaid to us by \$300 and refunded back.
- 60% of the budget has been expended. 66% of the year has elapsed. We are currently under budget.
- Mike made a motion to approve the August Treasurer's Reports and Jeanne seconded it. The Board unanimously approved it.

Community Oversight Committee's Report (Heather)

YARD OF THE MONTH (Aug):

1500 Cashiers Dr – Monica Lepp

ARB Requests (Received/Approved):

None.

CC&R Violations:

1615 Walkerton Ct – 2nd Notice-Fence Repair (Gate)

Orange County Neighborhood Beautification Matching Grant

Dexter submitted the application on 08/20/25. Deadline was 09/01/25. To be awarded on a first come first served basis. It was reviewed and accepted and will be presented at the September Review Committee and County Commission

Old Business**Tuscany Neighborhood Yard Sale:**

Discussed and agreed to schedule on Saturday, October 4th with a rain day to reschedule Oct 11, if needed.

New H.O.A Board Certification Regulations:

- Andy & Tera need certification.
- Mary Ann provided her completion certificate effective 05/01/25

H.O.A. Website

Dexter has not taken any action since he was working on the grant application and will proceed with the website for the fall.

New Business**2026 Budget**

Typically, the preliminary budget is prepared in October, discussions/adjustments in November, and finalized and voted on in December.

Adjournment– Jeanne moved to adjourn; Heather seconded it. We approved unanimously at 7:25 pm.

The next H.O.A. Board Meeting will be on Monday, 10/06/25 at 7:00 PM, at 1678 Victoria Way (Jeanne Yazinski's House).