

Tiziano I at Venetian Golf and River Club POA, Inc

NOTICE IS HEREBY GIVEN that a Special Board and the monthly Board of Directors meeting for Tiziano I Owner's Association, Inc. will be held at the date, time and place posted below:

DATE: Thursday, June 4, 2020
TIME: 10:00 am
PLACE: Virtual through Zoom
Invitation Link to be provided prior via email

BOARD OF DIRECTORS MEETING Minutes

1. Call to order and determination of quorum the entire board was present 10:03
2. Proof of Notice E blasted to community
3. Minutes
4. Officer's Reports
 - a. President's Report welcoming Diane bake to the Board.
 - b. Treasurer's Report on Financials Dominic reporting welcome Sunstate on board. Year end report shows under budget. April cash on hand 17000 and \$59 money market 79 total and total expenses under budget currently. 3 residents are 1-month delinquent have been set letters by the attorney. Credit balance on the reports is from a past owner would like to find them and return the funds. A Motion to accept the report for the James and Ken 2nd
5. Management Report – Turnover report given, Landscaping walkthroughs and communication with Blooming's. Joe and Jim are available for walkthroughs.
6. Unfinished Business
 - a. Assign new Board Member Diane Bazlamit. A Motion made by James and Dominic to appointed to the Board for the next two years
7. New Business
 - a. Motion to release AMI with the effective date of June 1, 2020 made by Dominic Jim approved unopposed.
 - b. Motion to appoint new management company - Sunstate Association Management Group, Inc made Dace Dominic approved
 - c. Motion to appoint the new management company to start June 1, 2020. Jim Diane
 - d. Motion to appoint Sunstate Association Management Group, Inc as the registered agent. James Dominic approved unopposed.
 - e. Motion to appoint Sunstate as signers on the bank accounts. Jim John
 - f. Motion to approve the contract as presented or as amended Jim Diane
 - g. Rental application for tracking purposes. A brief discussion about POA application, Diane offered to check with the POA on the records.
8. Owners comments or questions
 - a. Gmail accounts for the board officer accounts for the historical files for the Association records.

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- b. A discussion about viewing Banking and real time reports from Sunstate accounting department.
 - c. Website was discussed briefly. A portion of the site will be password protected.
9. Next Regular Board meeting – First Thursday at 10 am – September
10. Adjournment- A Motion made by David and seconded by Diane to adjourn the meeting at 11:14.