

Tuscany Hills HOA Meeting Minutes

Meeting Title: Tuscany Hills HOA Community Meeting

Date: 24 March 2026

Location: Tuscany Hills Community

Recorded By: Maryshay Ray

Time Started: 1802hrs

Time Ended: 1950hrs

I. Call to Order

HOA President Jeff Denny called the meeting to order and introduced the board members and key participants.

Board Members Present

- Jeff Denny — President
- Candace Yarbrough — Board Member
- Jake Narotsky — Board Member
- Maryshay Ray — Board Member
- Gorham Bird — Vice President

Additional Attendees

- Brian Huddleston — HOA Manager, Auburn Area Properties
- Ryan Bowen — R & R Landscapes

Brian shared that he currently oversees 38 communities and approximately 2,000 homes in Lee County.

II. Fee Increase Discussion

The board approved an increase in annual HOA dues to \$450. A higher increase of \$500 was considered but determined to be excessive.

Rationale for Fee Increase

- HOA reserves fell below \$1,000 in the previous year
- Rising operational and maintenance costs

- Increased neighborhood growth and responsibilities
- Previous landscaping investments were costly and ineffective

President Jeff Denny acknowledged recent communication gaps and expressed his commitment to strengthening and improving communication with the community moving forward.

Communication Improvements

- Meeting notes will be posted online
- Updates will be posted 3–4 times per year
- Residents may contact Jeff directly
- Brian will serve as primary administrative contact

III. Neighborhood Growth and Maintenance Challenges

New development phases have increased HOA responsibilities including:

- Retention ponds
- Undeveloped land
- Green spaces
- Medians

Additional concerns discussed:

- Erosion behind Sophia Court
- Kudzu infestation
- Illegal dumping at Cantera Court
- Sidewalk gaps on Tuscany Hills Drive

Builders continue transferring undeveloped land to HOA without maintenance plans.

IV. Landscaping and Long-Term Community Vision

The board unanimously selected R&R Landscaping to develop a long-term master plan.

Long-Term Goals

- Improve aesthetics and functionality

- Create community connectivity (trails and gathering spaces)
- Reduce long-term maintenance costs

Initial Project Focus

- Beautification and landscaping improvements at the Farmville Road entrance to enhance neighborhood appearance and curb appeal
- Development of currently unused land into functional and attractive community spaces
- Installation of a four-way stop at the top of the large hill entering from Farmville Road to improve traffic safety and visibility

The plan includes low-maintenance landscaping and natural plantings to reduce ongoing costs.

V. Resident Concerns and Feedback

Residents raised the following concerns:

- Farmville Road entrance visibility due to overgrown vegetation
- Severe erosion behind Sophia Court
- Retention pond maintenance
- Lawn care compliance

Residents expressed desire for improved upkeep and equitable attention across neighborhood entrances.

VI. Financial Report (2025–2026)

2025 Financial Summary

- Starting Balance: \$4,238.80
- Total Deposits: \$59,523.56
- Total Expenses: \$62,813.21
- Ending Balance: \$949.15

2026 Financial Outlook

- Dues increased to \$450
- First-quarter deposits: \$67,415.74

- 95 homeowners still owe 2026 dues
- 25 past-due accounts totaling \$14,700

Collection Plan

- Reminders beginning after March 31
- Calls, emails, and texts to delinquent accounts
- Possible legal action for non-payment
- Brian noted improved financial stability compared to prior years.

VII. Communication Improvements

Current communication challenges include:

- Outdated website
- Poorly monitored Gmail account
- Limited Facebook engagement

Proposed Improvements

- Monthly financial updates
- Biannual newsletters
- Community events
- Volunteer committees

Residents were encouraged to participate in committees and community initiatives.

VIII. Governance and Policy Discussion

Topics discussed included:

- Short-term rentals prohibited under city code
- No cap currently on long-term rentals
- Possible rental cap requiring legal review and homeowner vote
- Tree and landscaping concerns

- Future planting of disease-resistant species

R&R Landscaping will evaluate hazardous trees during neighborhood walk-through.

IX. Maintenance and Infrastructure Updates

Sidewalks

- City-funded repairs underway
- Steep areas remain challenging

Retention Ponds

- Increased from 3 to 7 ponds under HOA responsibility
- Long-term plan to reduce grass and add native plantings

Traffic Safety

- No data supporting speed control devices
 - "Children at Play" signs planned
 - Bus stop traffic concerns noted near Sophia Court
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X. Closing Remarks

The board expressed appreciation to:

- Jeff Denny
- HOA Board Members
- Brian Huddleston
- Community Residents
- Susan Whatley Prainito for past service
 - • Recognition of Susan Whatley Prainito for her past service, including coordinating neighborhood Christmas lights and decorations
 - Appreciation for Susan Whatley Prainito's leadership in organizing the neighborhood's finances from the ground up, helping establish a strong financial foundation
 - Acknowledgment of her efforts in setting the neighborhood on a path to effectively use collective financial resources to create meaningful and positive

community improvements

- Gratitude for referring the board to Brian, which has helped support continued financial organization and planning

Next Steps

- Finalize R&R Landscaping master plan
- Begin first-year project
- Improve financial communications
- Address erosion and illegal dumping

A raffle concluded the meeting at 1957hrs