

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, December 16, 2024

A meeting of the Board of Directors was scheduled to take place on Monday, December 16, 2024 at the Clubhouse and Via Zoom video conference.

Notice of the Meeting was delivered to each Board Member and posted on the property prior to the meeting in accordance with the requirements of the Association Documents and Florida Statutes.

Call to Order: The meeting was called to order by Rob Luysterborghs at 1 pm.

The following Directors were present:

Rob Luysterborghs, Jennifer Smouse, Bob Graue, Glenn Mock (via Zoom) .

Lorraine Chimento was not present

A quorum was present.

Brian Rivenbark from Sunstate Management Group were present.

Minutes – **MOTION** made by Glen Mock and seconded by Jennifer Smouse to waive the reading of and accept the November 25, 2024 board meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs reported. Rob reported on the Hotwire cable conversion from Comcast. The roof tile will be delivered on January 14th and the work will start soon after. The pressure washing of the sidewalks and driveways in in process. Rob will be walking the property to create a list for the hardwood trimming.

Treasurers Report – As attached to these corporate records, Jennifer Smouse gave the report on the CDA November 2024 financials.

MOTION made by Rob Luysterborghs and seconded by Bob Graue to accept the November Treasurers report. **Motion passed unanimously.**

Landscape Committee: Rob Luysterborghs reported that the Landscape Committee is looking for volunteers for the entire committee. The sod installation has been completed.

Pool Committee: Ed Van Atten reported. The lounge chairs need new strapping. The cabana needs downspout repair. The filter pump will be installed today.

Maintenance Committee: Glenn Mock reported. The light fixtures on the garages street side will need some maintenance work. The downspout drains need to be cleaned out.

Social Committee: No Report

Unfinished Business

None

New Business

Pool Filter Motor Pump replacement proposal:

A MOTION was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the proposal for the filter pump motor only. The cost is \$895.00 **Motion passed unanimously.**

Hardwood Tree Trimming: Discussed under Presidents report

Pool Grill Policy Revision Discussion: Rob Luysterborghs reported that Villa Paradiso Board has requested to have any mention of Villa Paradiso removed from the pool grill policy that is currently on the website. The Board agreed to remove any mention of Villa Paradiso from the policy.

Backflow Repair Approval:

A MOTION was made by Rob Luysterborghs and seconded by Bob Graue to approve the backflow repairs at \$3,496 and the approximate labor: 3-4 Hours - \$520.00 - \$680.00. **Motion passed unanimously.**

Discussion of Special Assessment for Roof repairs: Jennifer Smouse reported on the dollar amount of the Milton cleanup. The special assessment will be around \$260 per unit amount. Jennifer requested to have a new insurance appraisal done early 2025

Entryway and stair pressure washing proposal \$2,200: The Board requested the formal proposal.

A MOTION was made by Glenn Mock and seconded by Rob Luysterborghs to approve the stairs and entry ways at a cost of \$2,200. **Motion failed 2-2**

The Board agreed to have the pressure washing done after January 1st 2025

Rentals: 4215B Vicenza – Approved

A MOTION was made by Rob Luysterborghs and seconded by Glen Mock to approve the lease for 4215B Vicenza. **Motion passed unanimously.**

Renewals: -

Sales:

ARC:

Owner Comments: Owner comments were taken and answered from the floor.

Next meeting: January , 2024 at 1:00 pm.

MOTION made by Rob Luysterborghs and seconded by Glenn Mock to adjourn the meeting. **Motion passed unanimously.**

The meeting adjourned at 2:55 pm.

Respectfully Prepared by

Brian Rivenbark,

Licensed Community Association Manager for

The Board of Directors at Casa di Amici Condominium Association, Inc.