

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, March 24, 2025

A meeting of the Board of Directors was scheduled to take place on Monday, March 24, 2025 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 1:00 pm.

The following Directors were present:

Rob Luysterborghs, Jennifer Smouse, Bob Graue (via zoom), Glenn Mock and Cathy Spizzirri.

A quorum was present.

Brian Rivenbark from Sunstate Management Group were present.

Minutes – **MOTION** made by Glen Mock and seconded by Cathy Spizzirri to waive the reading of and accept the February 24, 2025 board meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs reported. The landscaping committee has been doing walk throughs for work needed. Rob thanked the Maintenance Committee for their work around the community. Gator Gutterz will be cleaning and repairing the gutters. Will Howell will be doing stucco and stair railing repair. The sidewalks will need to have repairs done due to roots raising up the slabs. There are repairs needed to the backflows and the fire hydrants. The Association has 90% of the Owner's keys for the sprinkler inspections.

Treasurers Report – As attached to these corporate records, Jennifer Smouse gave the report on the CDA February 28,, 2025, financials.

MOTION made by Rob Luysterborghs and seconded by Cathy Spizzirri to accept the February 2025 Treasurers report. **Motion passed unanimously.**

Landscape Committee: Cathy Spizzirri reported. There are landscaping proposals needing approval.

A Motion was made by Cathy Spizzirri and seconded by Rob Luysterborghs to approve the proposal 2168 from Twin Palm for the replacement of pigmy date palm 4214A in the amount of \$600.00. **Motion passed unanimously**

A Motion was made by Cathy Spizzirri and seconded by Rob Luysterborghs to approve the proposal 2289 from Twin Palm for the replacement of pigmy date palm 4210B in the amount of \$725. **Motion passed unanimously**

A Motion was made by Cathy Spizzirri and seconded by Rob Luysterborghs to approve the proposal 2288 from Twin Palm for the replacement of pigmy date palm 4262B in the amount of \$737.50. **Motion passed unanimously**

A Motion was made by Glen Mock and seconded by Rob Luysterborghs to approve the proposal 2295 from Twin Palm for the replacement of 16 Bottle Brush bushes in the amount of \$2868.00 **Motion passed unanimously**

A Motion was made by Cathy Spizzirri and seconded by Rub Luysterborghs to approve the proposal 2287 from Twin Palm for the replacement of junipers and dwarf Ixora at 4426B in the amount of \$461. This was paid for by the unit owner (as a donation to CDA). **Motion passed 4-1 with Bob Graue voting no.**

Pool Committee: Glen Mock reported. There was a meeting with the villas that addressed the concrete deck cracks, the bathroom door hinges were replaced, Hotwire will add new Wi fi to the pool area along with phone service, some chairs were re-strapped, door knobs were replaced.

A **MOTION** was made by Rob Luysterborghs and seconded by Glen Mock to appoint Cathy Spizzirri to the pool committee. **Motion passed unanimously**

Maintenance Committee: Glenn Mock reported. The garage lights, security lights, fire extinguisher boxes were repaired.

Social Committee: No Report

Unfinished Business

Amendment to the Cabana Grill Policy: Rob Luysterborghs reported that Villa Paradiso wants to have any reference of Villa Paradiso removed from the Cabana grill policy

A **MOTION** was made by Rob Luysterborghs and seconded by Cathy Spizzirri to have any reference of Villa Paradiso removed from the Cabana grill policy. **Motion passed unanimously**

New Business

Approval of Gator Gutterz Proposal Repairs and Cleaning of Gutters

A **MOTION** was made by and seconded by to approve the gutter cleaning and repair proposals from Gator Gutterz in the amount of \$4600 and the repair in the amount of \$215 and \$2045. **Motion passed unanimously**

Approval of Stucco Repair Work from Will Howell

A **MOTION** was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the stucco repair and railing repair work from Will Howell Concrete in the amount of \$4500. **Motion passed unanimously**

Approval of Backflow and Fire Hydrant Repair Quote from Piper Fire

A **MOTION** was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the proposals from Piper Fire to repair 4 backflows in the amount of \$1841.67 and the fire hydrants in the amount of \$420.84.

Motion passed unanimously

Rentals: None

Renewals: - 4228C Vicenza - Santoro

A **MOTION** was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the lease renewal at 4228C. **Motion passed unanimously**

Sales: 4206A Vicenza – Borin, 4215D Vicenza - Plocinski, 4442D CVB - Hackney

A **MOTION** was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the sales applications at 4206A,. **Motion passed unanimously**

A **MOTION** was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the sales applications at 4215D. **Motion passed unanimously**

A **MOTION** was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the sales applications at 4442D. **Motion passed unanimously**

ARC: 4425B Bathroom Remodel

A **MOTION** was made by Glenn Mock and seconded by Cathy Spizzirri to approve the Bathroom remodel at 4425B. **Motion passed unanimously.**

Any other New Business: none

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

Next meeting: April 28 , 2025 at 1:00 pm.

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

The meeting adjourned at 2:10pm.

Respectfully Prepared by
Brian Rivenbark,
Licensed Community Association Manager for
The Board of Directors at Casa di Amici Condominium Association, Inc.