

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD MEETING**

Monday, February 23, 2026

A meeting of the Board of Directors was scheduled to take place on Monday, February 23, 2026 at the Clubhouse and Via Zoom video

Notice of the Meeting was delivered to each 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 Bob Graue at 1:00pm.

The following Directors were present: Jennifer Smouse and Bob Graue

Glen Mock was not present

**A quorum was present.**

Brian Rivenbark from Sunstate Management Group was present.

**Minutes** – **MOTION** made by Bob Graue and seconded by Jennifer Smouse to waive the reading of and accept the January 26, 2026 board meeting minutes. **Motion passed unanimously.**

**MOTION** made by Bob Graue and seconded by Jennifer Smouse to waive the reading of and accept the January 26, 2026 board organizational meeting minutes. **Motion passed unanimously.**

**Presidents Report** –Bob Graue reported. There are garage roofs that are being hit by the garbage company. This has happened repeatedly. Sprinkler inspections were completed.

**Treasurers Report** – As attached to these corporate records, Jennifer Smouse gave the report on the CDA January 2026, financials.

**MOTION** made by Bob Graue and seconded by Jennifer Smouse to accept the January 2026 Treasurers report. **Motion passed unanimously.**

**Finance Committee:** Julia Nowak reported. The roof replacement schedule was discussed. The roof reserve is underfunded.

**Landscape Committee:** Mary Eve reported. Irrigation is a primary concern. The committee met with Twin Palms to discuss. There will be phases of irrigation repair needed. All residents are welcome to attend the Landscape committee meetings.

A **MOTION** was made by Bob Graue and seconded by Jennifer Smouse to appoint Lorraine Chimento, Judy Eppard, Kathy Donatucci, Neil Fair, Deb Saunders, Carolyn Washburn, Sherry Jasper, Mary Eve and Al Faella to the landscape committee as attached to these corporate documents. **Motion passed unanimously.**

**Pool Committee:** Jon Jones reported. Royal pools did not show for the scheduled meeting.

**Maintenance Committee:** Jon Jones reported. Numerous lights have been replaced. Low water pressure in 4418 and 4422 was discussed. Daniels Plumbing will meet with Bob and Glen to discussion any options that the Association could be responsible for.

**Social Committee:** No Report

**Unfinished Business:** None

**New Business**

**Approval of Daniels Plumbing repair in the amount of \$3,112 for low water pressure:**

**A MOTION** was made by Bob Graue and seconded by Jennifer Smouse to approve the Daniels Plumbing invoice in the amount of \$3,112 for low water pressure repairs. **Motion passed unanimously**

**Strong roofing proposal in the amount of \$1950 to repair 4244B Garage roof:**

**A MOTION** was made by Jennifer Smouse and seconded by Bob Graue to approve the Strong roofing proposal in the amount of \$1950 to repair 4244 Garage roof. **Motion passed unanimously**

**Rentals: No rentals**

**Renewals: 4228C Vicenza**

**A MOTION** was made by Jennifer Smouse and seconded by Bob Graue to approve the renewal lease at 4228C pending the revised lease for pets. **Motion passed unanimously**

**Sales: 4244C, 4250D**

**A MOTION** was made by Bob Graue and seconded by Jennifer Smouse to approve the sale at 4224C. **Motion passed unanimously**

**A MOTION** was made by Bob Graue and seconded by Jennifer Smouse to approve the sale at 4250D. **Motion passed unanimously**

**ARC: None**

**Any other New Business:** Discussion followed regarding

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

**Next meeting:** March 23, 2026 at 1:00 pm.

The meeting adjourned at 2:22PM.

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