

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS SPECIAL ASSESSMENT MEETING

July 19th , 2023, at 10:00AM

A MEETING of the Board of Directors was scheduled for 10:00 AM Via Zoom Video conference & at the Venetia Clubhouse

The meeting was called to order by President -George Horn at 10:00 AM.

Notice of the meeting was posted in accordance with the Bylaws of the Association and the requirements of Florida statutes.

The following Directors were present and/or via video conference:

President -George Horn, VP- Madeline Salerno, Treasurer – Marci Shantz, Secretary – Susan Fairbrother & Brian Caruso

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Madeline and seconded by Sue to approve the May 24th , 2023 Board meeting minutes.
Motion passed unanimously.

Presidents Report: As Attached to these corporate documents George Horn gave the presidents report. Vca has awarded a new Landscape contract, mulch contract and irrigation contract, Cabana roof has been repaired. Lack of rain and irrigation has caused stress in the turf. There is an issue with pump #1. Sunstate will contact a well company to get a proposal for the repair. Juniper Landscape issues need to be sent to Sunstate. Landscape RFP has been sent to two vendors, Twin Palms and Bloomings. VCA reported that all of post hurricane repairs have been completed. The wet checks costs have been higher than normal the last two months. Please drain pots with standing water to avoid mosquitos.

Treasurers Report: As attached to these corporate documents Marci Shantz read from the June 2023 financials.

A **MOTION** was made by Madeline and seconded by Sue to approve the June 2023 treasures report. **Motion passed unanimously.**

Committee Reports -

Landscaping Committee – No Report

Architectural Review Committee – No report

Pool Committee – The pool is hot. There is no chiller for the pool.

Project Committee – No report

Social Committee – The mystery luncheon is scheduled for Friday this week

Welcome Committee – No

A **MOTION** was made by Marci and seconded by Madeline to approve the Villa Vivaci Committee reports. **Motion passed unanimously.**

Unfinished Business:

System mapping update and proposed remedy: George reported that the proposal for the mapping was only good for the time of the proposal. The new proposal doubled, and this is not acceptable. There has not been any reply back from South County. The system mapping should be done by the company who maintains the landscape contract for Villa Vivaci

Reserve Study presentation by Eileen Mahoney: Eileen reported on the reserve study analysis. As Attached to these corporate documents Eileen handed out a copy of the draft of her condensed report. The reserve study was completed in 2023.

New Business:

New planting proposals for pool and flagpole area: George presented two proposals, one each for the flagpole and the north side of the pool area. The total cost for both was around \$1300. Eileen put together a proposal that are native and the cost is between \$531 and \$780. Discussion followed regarding the plantings and having volunteers doing the plantings. The Board will review further.

Rental form on website – keep or discard: The Board discussed the application on the website for sales and rentals. The Board agreed to have the application fee removed and the background check.

Roof replacement requirements: Brian Rivenbark reported that eventually the roofs will need to be replaced. Brian suggested that the Board draft an RFP and solicit proposals to replace the roofs. The other suggestion would be to special assess for the roofs and have one vendor. Brian did not recommend having the special assessment with one vendor. Sue stated that the roofs are all in different conditions. Marci suggested community standards that required the owners to install one type of color and style of roof tile. Brian C. agreed to set up a presentation from roofers to explain the process of obtaining the same type of roof tiles.

Property Insurance issues: Brian stated that the governing documents do not require the Association to have the owner submit proof of their insurance policy. The documents state that the owner shall maintain insurance. Brian Rivenbark did not read from or attempt to interpret the language of the governing documents. The Board or the association cannot enforce the residents to submit proof of insurance. The insurance requirements should be stated on the resident information form.

Increase Trimming to 8 times per year: George stated that the RFP will include to trim eight times per year.

Homeowner Input and Comments:

Discussion on irrigation filter cleaning, irrigation pumps

Next meeting is September 20th at 10AM

The meeting was adjourned at 12:01PM

Respectfully submitted by Brian Rivenbark/CAM
For the Board of Directors

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