

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 21st 2024, 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 -Madeline Salerno at 10:01 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 - Madeline Salerno, Vice President - Louise Gabbard, Treasurer – Marci Shantz, Secretary - Michael Jalbert & Director Brian Caruso

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Brian and seconded by Marci to approve the January 17th , 2024 Board Organizational meeting minutes. **Motion passed unanimously.**

Presidents Report: Madeline reported. VCA will be approving a special assessment at the February 26th Board meeting for hurricane Ian. There was \$12 found and this will be added to the project fund. The VCA landscape committee will be planting 9 plants at the exit side of the Jacaranda entrance. There are some survey stakes that will be replaced and determine if they are supposed to be in the location they are currently in. Many thanks to the volunteers who have done research for the roofing also thanks to the Committee members from the projects committee.

Treasurers Report: As attached to these corporate documents Marci Shantz read from the January 2024 financials. The financials are available on the website.

A **MOTION** was made by Brian and seconded by Louise to approve the January 2024 treasures report. **Motion passed unanimously.**

Committee Reports -

Landscaping Committee – Madeline reported that she and Louise did a walk through of the community. There are a lot of restrictions that are being violated in the community. There are palm stumps that need to be removed. A resident has submitted a request to remove the stump. Madeline would like to know who is responsible for the removal.

Architectural Review Committee – Brian reported that there is an ARC request from 4525 CG to remove a large rubber tree and replace it with a Christmas Palm.

A **MOTION** was made by Brian C. and seconded by Louise to approve the removal of the rubber plant and replaced by a Christmas Palm at 4525 CG. **Motion passed unanimously.**

Pool Committee – Deb reported. There are three estimates to have the pool deck painted and will submit to the Board for review and approval. Discussion followed regarding the pool deck painting. Joan reported that the chairs have been restrapped.

Project Committee – Brian Caruso reported. The blue painting of the parking lot. Cracks were repaired around the pool.

Social Committee – Trish reported. There was a taco Tuesday party last night. It was a good turnout. There will be an Ice Cream Social on Palm Sunday. There is a pizza party planned and a mystery dinner planned.

Welcome Committee – There were some additions to the welcome package which included the RFID stickers and Wi-Fi password for the clubhouse. Trish would like to get new name tags for the new residents. There was a discussion regarding the new residents getting the welcome package.

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

The Board introduced themselves to the residents present at the meeting.

Unfinished Business:

Information on Roof Replacement: Brian C. read from the attached prepared statement regarding the roof tile replacement. There were terra cotta style roof tiles on display for the residents to observe. The specs for the roof tiles were Single (small) barrel tile #2664 Terracabra Range available from Eagle Roofing Products.

A **MOTION** was made by Brian C and seconded by Louise to approve the color tile that was on display and the new venting system for the residents to request when they replace their roofs. **Motion passed with Mike Jalbert abstaining.**

An **AMENDED MOTION** was made by Mike to approve the color tile to maintain the continuity of the aesthetics of the community that was on display and the new venting system for the residents to request when they replace their roofs. **There was no second on the amended motion the motion fails.**

New Business:

Proposal for Irrigation Pump #1: Brian R. Presented the proposal for the filter at Irrigation pump #1

Proposal for Ball Valve at Irrigation Pump #4: Brian R. Presented the proposal for the new ball valve at Irrigation pump #4

A **MOTION** was made by Brian C. and seconded by Marci to approve \$123.24 for the new ball valve at pump #2 and \$280.67 for the irrigation filter at pump #1.. **Motion passed unanimously.**

Lockboxes for Pool Keys for Landscapers to Use: Madeline suggested using a lock box at the pool gate to hold the key for the landscapers to use to use the restroom. Discussion followed regarding giving the key to the landscaper or providing a lock box.

A **MOTION** was made by Marci and seconded by Louise to provide a lock box at the pool gate for the landscaper to use when they need to use the restroom. **Motion passed unanimously.**

Pool Deck Painting Discussion: Discussed under the pool committee.

Homeowner Input and Comments:

Madeline asked if the stumps from the palms that were removed are the responsibility of the owner or the Association. Discussion followed regarding the Washingtonian palm stump removal.

A **MOTION** was made by Louise and seconded by Mike to have Sunstate contact the Associations Attorney to review who is responsible for the removal of the stumps from the palm trees. **Motion passed unanimously.**

Madeline stated that there are homes that do not conform to the covenants.

Next meeting is March 20th at 10AM

The meeting was adjourned at 12:15 PM

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

