

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

August 21<sup>st</sup> 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 10:00 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 - Madeline Salerno, Treasurer – Marci Shantz in person, - Secretary - Michael Jalbert, Louise Gabbard - Vice President & Director Brian Caruso were present via zoom.

**A quorum was present.**

Brian Rivenbark from Sunstate Management was also present.

**Minutes: Motion** made by Michael Jalbert and seconded by Brian C. to approve the July 10<sup>th</sup> , 2024 Board meeting minutes with corrections. **Motion passed unanimously.**

**Presidents Report:** Madeline reported from the Attached Presidents report.

**Treasurers Report:** As attached to these corporate documents Marci Schantz read from the June 2024 financials

A **MOTION** was made by Louise Gabbard and seconded by Michael Jalbert to accept the June 2024 Treasurers report. **Motion passed unanimously.**

**Committee Reports -**

**Grounds Committee** – Madeline reported that the landscaping is looking good. There was discussion regarding the vines that need to be trimmed at the pool fence and two Holly trees that will need to be removed.

**Architectural Review Committee –**

**4109 BP – window replacement & roll down storm shade**

**4140 BP – remove landscaping (owners' expense)**

**4559 GC- Roof replacement & soffit & gutter replacement**

**4561 CG – roof replacement & soffit & gutter replacement**

**4137 BP –Roof replacement**

**4120 BP - Roof replacement**

**4121 BP - Roof replacement & soffit & gutter replacement**

**4546 CG - Roof replacement & soffit & gutter replacement**

**4115 BP - Roof replacement & soffit & gutter replacement**

Brian C. suggested that the stumps will need to be removed at 4140 BP this will be added to the ARC request as a requirement for the approval.

A **MOTION** was made by Brian C and seconded by Louise Gabbard to approve the ARC request at as presented with the caveat that 4140 BP remove the stumps along with the landscaping and pre-approval of any replacement plants. **Motion passed unanimously.**

**A MOTION** was made by Brian C and seconded by Louise Gabbard to approve the ARC request at 4109 BP as presented for the window replacement and the storm shade installed on the lanai. **Motion passed unanimously.**

**A MOTION** was made by Brian C and seconded by Louise Gabbard to approve the remaining ARC requests for new roofs and gutter and soffit replacement. **Motion passed unanimously.**

**Pool Committee** – Deb reported that she is still waiting for the caulking to be done. Brian Rivenbark reported that the “No lifeguard on duty” sign is ready for pick up and installation. The pool permit has been received and will be added to the pool area.

**Project Committee** – No report

**Welcome Committee** – Barb Johnson reported there are two new residents.

**Social Committee** – The Mystery Lunch is scheduled for this Thursday 8/29. The group will meet at the pool and leave from there.

**A MOTION** was made by Brian C. and seconded by Louise Gabbard to approve the Villa Vivaci Committee reports. **Motion passed unanimously.**

**Unfinished Business:**

**Start date for Island Renovation:** Madeline reported that the start date for the island renovation has many options for scheduling. Twin Palms is 1 to 2 weeks lead time to start. The Board agreed to move forward as soon as Twin Palm has the availability.

**New Business:**

**Cabana Roof replacement:** Madeline reported she received an estimate from Mark Kauffman at \$7,000 to replace the cabana roof. The Board agreed to schedule the roof replacement

**A MOTION** was made by Louise Gabbard and seconded by Brian C. to approve the roof replacement from Mark Kauffman at \$7,000 and expensed from the roof replacement reserve line item. **Motion passed unanimously.**

**Quote for Pool Deck repair:** An estimate from BIC was presented for the pool deck repair at \$300. This is to remove loose cement and fill the cracks with mortar cement.

**A MOTION** was made by Brian C. and seconded by Michael Jalbert to approve the \$300 proposal from BIC for the pool deck repair. Motion passed unanimously. **Motion passed unanimously.**

**Waiving Late Fees for New Owners:** Madeline reported that there was a new owner who received a late fee for late pay. Discussion followed regarding waiving late fees for new owners at the beginning of ownership.

**A MOTION** was made by Brian C. and seconded by Louise Gabbard to waive late fees for new owners at the beginning of ownership for the first payment of quarterly fees on a case by case basis. **Motion passed unanimously.**

**Storm Clean up:** Madeline reported that Twin Palms did the storm cleanup after the storm. Twin Palms did the cleanup at no charge. The dump was closed for four doors and the pile of debris could not be moved until the dump was opened. The pile was placed in front of a driveway.

**Homeowner Input and Comments:** Owners made comments from the floor.

Next meeting is October 16<sup>th</sup> 2024, at 10AM

The meeting was adjourned at 11:06AM

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