

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, January 24, 2022

A regular meeting of the Board of Directors was scheduled to take place Monday, January 24th, at 1:00 pm 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 Russ Henze at 1:02 pm.

The following Directors were present:

Jennifer Smouse Russ Henze George Hrisoulis Ed Van Atten Bob Graue

Residents present via Zoom: Beverly Good, Lorraine Chimento, Christine Cummings, Deb Saunders, James Armillotti, Mary Audlin, Sherry Jasper, Connie Pino.

A quorum was present.

Brian Rivenbark was present in person and Lynn Priest was present via Zoom . Both are from Sunstate Management Group.

Minutes – **MOTION** made by Bob Graue and seconded by Ed Van Atten to waive the reading of and accept the December 20, 2021 meeting minutes. **Motion passed unanimously.**

Presidents Report – Russ Henze gave the report. The homeless people getting through the fence is an issue. No Trespassing signs have been ordered. Rule violations have increased. Persons jumping the fence to get into the pool after hours, children in the spa etc. Many of these violations seem to be from renters. It was mentioned that it is vital for anyone renting their home to be sure their tenants are compliant with CDA rules as well as the rules of Venetia. Russ reported several issues of spam from community members asking someone to purchase gifts cards for them. If any of these are received, they should be deleted immediately.

Treasurers Report – As attached to these corporate records, Jennifer Smouse gave the report. **MOTION** made by Bob Graue and seconded by Ed Van Atten to approve Treasurer's report. **Motion passed unanimously.**

MOTION made by Ed Van Atten and seconded by Bob Graue to approve ICS account set up with Cadence bank to bring accounts in compliance with FDIC for accounts to remain under \$250,000. **Motion passed unanimously.**

MOTION made by Ed Van Atten and seconded by Bob Graue to pay Truly Nolan in full for 2022. **Motion passed unanimously.**

Landscaping – Tanya Henze gave the report. Anthony Milam and Tim Greiner were present from the new landscaping contractor West Coast, to answer questions and discuss plans for future landscape issues. Jennifer asked if there is an assigned supervisor who handles our account. Noelle is the landscape supervisor for Casa Di Amici. Wind and storm debris was discussed. Trimming and mowing were completed by Westcoast. Tanya has been trying to get a date from Out on a Limb for the tree removals. Broken reclinator by the wall needs to be removed (stump also). Tanya also asked for volunteers for the landscape committee.

Pool – Ed Van Atten reported. Pool resurface to begin on February 14th. The pool will be closed between February 14th & February 28th Ed is collecting quotes for the new Cabana door install.

Social – Mary Hrisoulis reported

MOTION made by Bob Graue and seconded by Ed Van Atten to accept all committee reports. **Motion passed**

unanimously.

UNFINISHED BUSINESS

Fire Protection Panel Issue: Russ reported that Invoices have been corrected from Fire Brigade.

Rental Tracking log: Report was sent to Russ and discussed. The rental tracking spreadsheet is a good start to tracking the rentals in CDA and also knowing when the leases should be renewed.

Time stamp app discussed for community pictures of violations etc.

Road Project – Brian reported that there may be a discussion with the County about the light on Route 41. There is an issue with the right lane. Cars cannot make a right turn if there is another car that is going to cross Route 41. Committee will review and propose to the board. The tree removal needs to be completed prior to the road resurfacing. Sunland paving says the completion of the project has a goal of June 1st.

All fire protection panels have been repaired as of today with the exception of one that was just discovered this morning. That one is located in building 31. Russ will check to see if the breaker has been tripped.

NEW BUSINESS

Discussion was held about violations and compliance. Brian explained that Violations are brought to the Board and then fining is determined. Fining is \$100 per day up to \$1000 in aggregate. Condo cannot place a lien on the property based on the fine. Once the Board approves the fine, a meeting is held with the compliance committee. If the homeowner responds within 14 days and corrects issue, the fine will be denied. If the issue is not corrected, the fine will be confirmed and the Board will be notified. Hardship cases will be addressed as an as needed basis.

Rentals

4430C Pesce 2.1.22 – 4.30.22

4205A Shannon 2.1.22-4.30.22

MOTION made by Ed Van Atten and seconded by George Hrisoulis to approve rental applications. **Motion passed unanimously.**

ARC- 4216A Martin – New Windows, 4224D Disher – New Flooring.

MOTION to approve ARC applications made by Jennifer Smouse and seconded by Bob Graue. **Motion passed unanimously.**

Homeowner Comments: NONE

The next meeting of the Board of Directors will be held on February 28th, at 1:00 pm at the clubhouse and via zoom, the Annual CDA meeting will also be held on January 24th and the time will be at 6:30 pm in the clubhouse and also via Zoom.

MOTION made by Bob Graue and seconded by Ed Van Atten to adjourn the meeting. Meeting adjourned at 2:45 pm.

Prepared by
Lynn Priest for

Brian Rivenbark

Licensed Community Association Manager for
The Board of Directors at Casa de Amici Condominium Association, Inc.