

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, April 25th , 2022

A regular meeting of the Board of Directors was scheduled to take place Monday, April 25, 2022 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 1:00 pm.

The following Directors were present:

Jennifer Smouse Russ Henze George Hrisoulis Bob Graue (via Zoom)

A quorum was present.

Lynn Priest from Sunstate Management Group was present.

Minutes – **MOTION** made by George Hrisoulis and seconded by Jennifer Smouse to waive the reading of and accept the March 28th, 2022 meeting minutes. **Motion passed unanimously.**

Presidents Report – Russ Henze gave the report. Russ Henze gave an overview of what has taken place with the homeless situation. The advice continues to immediately call the police if you see or approached by one of the homeless.

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

Landscaping – Russ Henze gave the report.

Pool – Russ Henze reported. Grande Choice will be notified that the time for vendors to enter and exit the property, as per the official documents, is 7:00 AM – 5:00 PM. Lynn will notify Grande Choice.

Social – Lucille Sabia reported. Lucille Sabia will be retiring and Wendy Pelletier will be taking over as chair.

MOTION made by George Hrisoulis and seconded by Jennifer Smouse to accept all committee reports. **Motion approved unanimously.**

Unfinished Business – None

New Business-

- VCA has approved the additional expense of \$8500 to pave the cul-de sacs that were not included in the original contract.
- Pressure Washing-Proposals – Site visits will be arranged by Lynn Priest from Sunstate Mgmt
 - Magic Mike - \$36,000.00 Questions: How will the roof be accessed? Ladder, lift etc? Will

landscaping be covered to protect from damage

- RB Quality Painting and Serv- \$ 15,000.00
- Reliance- \$37,200.
- **Renewals/Rentals**-4262C questions about renewal or new rental. This is going to be treated as a new rental because the new owner who purchased in 2021 never submitted a new rental application for the Reale's.
- Russ Henze asked that Sunstate look into a database tracking system to help them keep track of the rentals within the community.
- **Sales** – None
- **ARC** – None

Owner Comments: None

Next meeting May 23rd, 2022 at 1:00 pm

Motion made by George Hrisoulis and seconded by Jennifer Smouse to adjourn. Meeting adjourned at 3:15pm.

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