

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD BUDGETMEETING**

Friday November 18<sup>th</sup> ,2022 1PM

A regular meeting of the Board of Directors was scheduled to take place Friday November 18th ,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 Brian Rivenbark at 1:00 pm.

The following Directors were present:

Jennifer Smouse      George Hrisoulis      Bob Graue

**A quorum was present.**

Brian Rivenbark from Sunstate Management Group was present.

**Minutes** – **MOTION** made by George Hrisoulis and seconded by Bob Graue to waive the reading of and accept the May 23<sup>rd</sup> , 2022 meeting minutes. **Motion passed unanimously.**

**Presidents Report** – A MOTION was made by Bob and seconded by Jennifer to approve Russ Henze resignation from the Board

**Treasurers Report** – **2023 Proposed budget discussion and Vote:** Jennifer Smouse presented the 2023 proposed budget. Jennifer explained each line item of the budget.

**2023 Proposed budget discussion and Vote:** Jennifer Smouse presented the 2023 proposed budget. Jennifer explained each line item of the budget. The Landscape contract was discussed. The budget was developed with the Duval contract numbers. The landscape contract will be discussed later in the agenda. The insurance increase was discussed as well.

**A MOTION** was made by Bob and seconded by George to approve the 2023 Casa Di Amici at \$845 Per quarter. **Motion passed unanimously.**

As Attached to these corporate documents Jennifer read from the October 2022 financials

**A MOTION** was made by Bob and seconded by George to make budget transfer \$2,042 from 7830 Tree Trim and Removal into 7650 Landscape Svc/Replace & transfer \$1,142 from 7825 Palm Tree Trimming into 7670 Irrigation. **Motion passed unanimously**

**MOTION** made by George Hrisoulis and seconded by Bob Graue to approve Treasurer's report. **Motion passed unanimously.**

**Landscaping** – Mary Eve recommended that the Board should table the discussion and vote for the new landscape contract. Brian recommended that due to a new Landscape committee and that the Budget has been approved the landscape contract discussion be tabled until the Committee has had time to review the proposals. The Board agreed to table the discussion.

**Pool** – Brian reported that the showerhead be replaced and the cabana area needs to be pressure washed

**Social** – Mary reported that there were some ideas from the social club for future social events

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

**Unfinished Business** – Stump removal was discussed. Brian stated that the stumps will be removed

**New Business**- Bob asked about the repairs to the soffits and gutters. Brian stated that two contractors have come out to get quotes. Brian is expecting the quotes soon

**Rentals** - None

**Sales** - None

**ARC – None**

**Owner Comments:** Owner commented that the property looks good but he was wondering how the Association will be paying for the repairs. Jennifer stated that the payments will be coming out of the reserves.

Next meeting December 19<sup>th</sup> , 2022 at 1:00 pm

Meeting adjourned at 2:47 pm.

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