

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

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD MEETING**

Monday, December 19<sup>th</sup>, 2022

A regular meeting of the Board of Directors was scheduled to take place Monday, Monday December 19<sup>th</sup>, 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 George Hrisoulis 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 Jennifer Smouse and seconded by Bob Graue to waive the reading of and accept the November 18<sup>th</sup>, 2022 meeting minutes. **Motion passed unanimously.**

**Presidents Report** – No Report

**Treasurers Report** – As attached to these corporate records, Jennifer Smouse gave the report on the CDA November 2022 financials.

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

**Landscaping** – A Motion was made by and seconded by to appoint Mary Eve as Chairperson of the Landscape Committee. **Motion passed unanimously**

Mary Eve Reported that Mary Eve, Mary Audlin and Shirley Tolliver are the volunteers for the Landscape Committee. Mary reported that the Board had received 5 landscape proposals for 2023. Mary stated that the Committee had met with Westcoast representatives to set the goals and expectations going into 2023. The cost for the contract for 2023 is lower than the previously submitted cost. Mary explained the items that lowered the contract.

A **MOTION** was made by Jennifer Smouse and seconded by Bob Graue to approve the contract for Westcoast landscape for 2023. **Motion passed unanimously**

**Pool** – Ed Van Atten reported that there were three rail covers for the pool installed. The temperature of the pool will be reset once it warms up some. The heaters won't keep up with the cold air at this time.

**Lighting:** Ed Reported that photocells have been replaced on the garages where they have failed. The fire extinguisher boxes will be repaired.

**Social** – No Report.

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

**Unfinished Business – None**

**New Business-**

**Approval of 2023 Westcoast contract:** Reported under the Landscape report.

**Piper fire extinguisher inspection update:** Brian reported the inspection is scheduled for December 23<sup>rd</sup>. at 8AM as per Piper Fire.

**Update on Roof repair proposals:** Brian reported that he has received two proposals from Colonial Roofing and CFS Roofing. Brian also reported that Advanced Roofing is currently on site to get a proposal together for the roof repair.

**Update on gutter, soffit/fascia repair proposals:** Brian reported that multiple companies have been contacted and he has not yet received a proposal yet. Most of these companies are not taking new work and there is a shortage of the soffit supplies. Brian also reported that he has contacted Jonathan Glucker who did the installation of the side gutters a few years ago.

**Stump removal proposal review:** Brian stated he has received a proposal from JB tree for the stump removal. Brian stated there are 22 stumps, but he has only found 18 stumps. The quote is for \$4,000 per day for the stump removal. Brian stated that there is a dead palm tree and two broken reclanata trunks that are broken. A **MOTION** was made by Jennifer and seconded by Bob Graue to approve the quote from JB Tree for the stump removal at \$4,000. **Motion approved unanimously.**

**Rentals** 4266A – Smith Flatch - 12.1.22 – 11.30.23

**Sales** 4228C - Fried

**MOTION** made by Bob Graue and seconded by Jennifer Smouse to approve all rental applications as listed above. **Motion approved unanimously.**

**ARC** – Discussion was had regarding the front exterior doors. Sherwin Williams does not make the Striking Peach color anymore. Bob Graue did the research and found that the closest color for replacement is Flattering peach # SW 6638

**Owner Comments:** Linda Burnside reported a leaking gauge from the fire riser on the side of her building.

Next meeting January 23rd at 1:00 pm

Motion made by Bob Graue and seconded by Jennifer Smouse to adjourn. Meeting adjourned at 2:27pm.

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