

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

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD MEETING**

Monday, January 23, 2023

A regular meeting of the Board of Directors was scheduled to take place Monday, January 23, 2023 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 3:00 pm.

The following Directors were present:

Jennifer Smouse      George Hrisoulis      Bob Graue

**A quorum was present.**

Brian Rivenbark and Lindsey Olson from Sunstate Management Group was present.

**Minutes** – **MOTION** made by Bob Graue and seconded by Jennifer Smouse to waive the reading of and accept the December 19, 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 December 2022 financials.

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

**Landscaping** – Mary Eve reported. The committee is still looking for bids to clear up more of the hurricane damage.

**Pool** – Ed Van Atten reported that the pool surface was recovered. The temperature is running around 85-86 degrees. He is working on the fire extinguisher boxes at the pool. They should be delivered next week. New covers for the railings at the pool have been put on.

**Social** – Mary Eve reported that There are 140 people that have signed up for the Beatles party. There will be a Mardi Gras party, and a super bowl party. A food truck has been in here once, and they will have another one shortly.

**Unfinished Business**

**Update on roof repair, gutter, soffit/fascia repair proposals** – Three bids were received for roofs. Two were competitive so they will be reviewed. One came with gutter/soffit repairs, and we are currently waiting another bid for soffit/fascia and gutters. Discussion was had regarding reliance coming back out to finish the few pressure washing spots that were missed due to cars being parked there. Brian will ask him to come out once more.

**Update on stump removal** – The stumps will be removed the end of next week.

**New Business-**

**Sunstate Management Contract Discussion:** Complete.

- a. **Rentals** - 4414B and 4271B – **Approved**
- b. **Renewals** – None
- c. **Sales** – 4214C – **Approved**
- d. **ARC** – None.

**Owner Comments:** None

Next meeting: Annual Meeting Tonight at 6:30 pm. Next business meeting February 27<sup>th</sup> at 1:00 pm

Motion made by Jennifer Smouse and seconded by Bob Graue to adjourn. Meeting adjourned at 4:31 pm.

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