

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, February 27, 2023

A regular meeting of the Board of Directors was scheduled to take place Monday, February 27, 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 Brian Rivenbark at 1:14 pm.

The following Directors were present:

Marilyn Pyle Glen Mock Jennifer Smouse Bob Graue Lorraine Chimento

A quorum was present.

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

Minutes – **MOTION** made by Glen Mock and seconded by Lorraine Chimento to waive the reading of and accept the January 23, 2023 meeting minutes. **Motion passed unanimously.** **MOTION** made by Marilyn Pyle and seconded by Glen Mock to waive the reading of and accept the Organizational meeting minutes from January 23, 2023.

Presidents Report – Marilyn introduced the new board members.

Treasurers Report – As attached to these corporate records, Jennifer Smouse gave the report on the CDA January 2023 financials. **MOTION** made by Marilyn Pyle and seconded by Lorraine Chimento to accept the independent auditors report for the 2022 CDA financials. Motion passed unanimously. **MOTION** made by Marilyn Pyle and seconded by Bob Graue to approve Treasurer's report. **Motion passed unanimously.**

Landscaping – Lorraine Chimento read the landscape committee report in Mary Eve's absence. Discussion was had regarding the palm tree trimming. The board agreed to wait to receive one more bid from Out On A Limb before making a decision.

Pool – Ed Van Atten reported. Two table tops were replaced. He is looking to replace the shower head. He would like to get the bathroom doors replaced. **MOTION** made by Marilyn Pyle and seconded by Jennifer Smouse to get an electrician out to look at the light in the ladies room. Motion passed unanimously.

Social – No report.

Unfinished Business

Update on roof repair, gutter, soffit/fascia repair proposals – Three bids were received for roofs. Colonial \$55,094; only for tile roofs. Advanced \$51,169 – main buildings and garages; also included a separate bid for soffit/fascia. CFS - \$129,000. **MOTION** made by Glen Mock and seconded by Lorraine Chimento to approve the proposal from Advanced Roofing for the roof repairs and soffit/fascia repairs in the amount of \$78,650; pending the addition to the proposal of cleanup. Motion passed unanimously.

New Business-

- a. **Rentals** – 4205A Vicenza and 4215B Vicenze – **Approved**
- b. **Renewals** – None
- c. **Sales** – 4236B Vicenza – **Approved**
- d. **ARC** – None.

MOTION made by Jennifer Smouse and seconded by Lorraine Chimento to approve the rentals at 4205A and 4215B and the sale of 4236B. Motion passed unanimously.

Jennifer requested obtain vendor quotes for pressure cleaning the front portions of the condo, to include both painted porch areas upper and lower and steps all sides.

Owner Comments: None

Next meeting: March 22, 2023 at 1:00 pm.

Meeting adjourned at 2:33 pm.

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