

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, April 24, 2023

A regular meeting of the Board of Directors was scheduled to take place Monday, April 24, 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 Marilyn Pyle at 1:02 pm.

The following Directors were present:

Marilyn Pyle Jennifer Smouse Lorriane Chimento Glen Mock (via zoom)

Bob Graue was absent.

A quorum was present.

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

Minutes – **MOTION** made by Glen Mock and seconded by Lorraine Chimento to waive the reading of and accept the March 27, 2023 meeting minutes. **Motion passed unanimously.**

Presidents Report – Marilyn assisted Brit Surveying around the property this month. She talked about the survey of the preserves.

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

Landscaping – Mary Eve reported. Twin Palms completed the palm tree trimming in mid-April. The palms that did not need to be trimmed had the band on them. 27 trees were missed in the initial work, they will be fixed on May 1. Four dead palms were removed.

Pool – No Report

Social – No report.

MOTION made by Lorraine Chimento and seconded by Glen Mock to appoint Jim Champongne to the landscape committee. **Motion passed unanimously.**

Unfinished Business

Update on roof repair, gutter, soffit/fascia repair proposals – Gutter repairs are mostly complete. Some are popping up and will be handled as they come up. Soffit/fascia contractor asked for the gate code. We are unsure of the start date.

Update on gutter cleaning – Complete!

Pressure washing update – Complete!

New Business-

- a. **Rentals** – None
- b. **Renewals** – None
- c. **Sales** – 4422C Schollin - Approved
- d. **ARC** – None.

It was requested that an eblast be sent regarding what improvements need an ARC form.

Owner Comments: None

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

Meeting adjourned at 2:42 pm.

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