

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING
Monday, February 26, 2024

A meeting of the Board of Directors was scheduled to take place Monday, February 26, 2024 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 Rob Luysterborghs at 1:02 pm.

The following Directors were present:

Rob Luysterborghs, Jennifer Smouse, Glenn Mock, Bob Graue and Lorraine Chimento.

A quorum was present.

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

Minutes – **MOTION** made by Jennifer Smouse and seconded by Lorraine Chimento to waive the reading of and accept the January 22, 2024 board meeting minutes and organizational minutes as presented. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs introduced himself.

Treasurers Report – As attached to these corporate records, Jennifer Smouse gave the report on the CDA January 2024 financials. **MOTION** made by Bob Graue and seconded by Glen Mock to accept the 2023 Auditors Report. **Motion passed unanimously.**

Landscape Committee: Lorraine Chimento reported. Cocoa brown mulch is proposed to be installed.

Pool Committee: Ed Van Atten reported.

Social Committee: The proposal to have a permanent bbq grill at the pool was discussed. The Board discussed the liability issues as well as the placement of the grill at the pool. Brian Rivenbark stated that the grill must be 6ft away from the pool and 10 ft. from any structure. Brian went on to add that this does not provide any room where the grill can be placed.

Unfinished Business
None.

New Business

Ratify approved roof repair proposal for 4250D from Mighty Dog – **MOTION** made by Rob seconded by Bob

Ratify approval for Sunstate Contract – **MOTION** made by Glen Mock and seconded by Jennifer Smouse to approve the Sunstate Contract. **Motion passed unanimously.**

Ratify approved pool heater proposal – **MOTION** made by Rob and seconded by Jennifer Smouse to approve the pool heater proposal in the amount of \$5,627 and \$721. Motion passed unanimously.

Replacement of fire panel fan at building 4232 – **MOTION** made by Rob and seconded by Lorraine Chimento to approve the expense of \$2,858 for the installation of the fire panel fan at building 4232. **Motion passed**

unanimously.

Amend Policy of Rental Application fee increases to \$150 – MOTION made by Bob Graue and seconded by Glen Mock to amend the policy to reflect the \$150 application fee. **Motion passed unanimously.**

Building and Parking block painting and garage light fixture repair/replacement – MOTION made by Glen Mock and seconded by Bob Graue to approve \$3134.80 for the installation of 40 globe lights on the entry of lower floor unit. **Motion passed unanimously.**

MOTION made by Glen Mock and seconded by Jennifer Smouse to approve up to \$500 to repaint the concrete blocks. **Motion passed unanimously.**

MOTION made by Glen Mock to rescind his motion regarding the installation of 40 globe lights. Motion failed with no second.

Discussion regarding grill at CDA/VPA pool – This was discussed under the social Committee report

Rentals - None

Renewals – None.

Sales – 4210 C Smugorewski - **Approved**

ARC – 4258B – New Door - **Denied**; 4434C – New Windows – **Approved**

The Board discussed Parking in front of garages which is not allowed, neither in the emergency vehicle access area by Bob Evans.

Next meeting: March 25, 2024 at 1:00 pm.

The meeting adjourned at 3:05 pm.

Respectfully Prepared by

Brian Rivenbark,

Licensed Community Association Manager for

The Board of Directors at Casa di Amici Condominium Association, Inc.