

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, March 25, 2024

A meeting of the Board of Directors was scheduled to take place Monday, March 25, 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 1:00 pm.

The following Directors were present:

Rob Luysterborghs, Jennifer Smouse, Glenn Mock, Bob Graue (via zoom) and Lorraine Chimento.

A quorum was present.

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

Minutes – **MOTION** made by Lorraine Chimento and seconded by Jennifer Smouse to waive the reading of and accept the February 26, 2024 board meeting minutes and organizational minutes as presented. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs reported. The power washing is completed Rob and Brian will be inspecting the work. The pool heater has been replaced – it was under warranty. Parking blocks have been painted by Bob Graue and other volunteers, and there were some globe lights found in storage, so Glen inspected and replaced the globe lights that needed it.

Treasurers Report – As attached to these corporate records, Jennifer Smouse gave the report on the CDA February 2024 financials. **MOTION** made by Rob Luysterborghs and seconded by Lorraine Chimento to accept the Treasurers report. **Motion passed unanimously.**

Landscape Committee: Lorraine Chimento reported.

Pool Committee: Ed Van Atten reported.

Maintenance Committee: Ed Van Atten & Glen Mock reported.

Social Committee: No report.

Unfinished Business

None.

New Business

Discussion regarding social events at pool – An event was held with no request given. The Board needs to be provided with written notice of an event like this. It is recommended that CDA and VP create a calendar of events for the pool.

Ratify Fire Extinguisher box replacement – **MOTION** made by Glen Mock and seconded by Lorraine Chimento to reimburse Rob Luysterborghs for the extinguisher boxes. Motion passed unanimously. **MOTION** made by Rob Luysterborghs and seconded by Glen Mock to approve no more than \$1,000 for the installation of 10 fire extinguisher boxes. **Motion passed unanimously.**

Ratify drainage for downspouts expense – MOTION made by Rob Luysterborghs and seconded by Lorraine Chimento to approve the proposal from Twin Palms to repair the downspout drainage issue in the amount of \$2,604.92. **Motion passed unanimously.**

Vote to rescind the vote for globe lighting from previous meeting – MOTION made by Rob Luysterborghs and seconded by Glen Mock to rescind the previous motion. **Motion passed unanimously.**

White Car with Expired Tags – The owner has been located and the car will be removed by the end of the week.

Rentals – 4442A Maurides 1.1.25-4.30.25 **MOTION** made by Glen Mock and seconded by Rob Luysterborghs to approve this rental. **Motion passed unanimously.**

Renewals – None.

Sales – 4414C – Delaney/Harkin – **MOTION** made by Rob Luysterborghs and seconded by Jennifer Smouse to approve this application. **Motion passed unanimously.** 4262D – Tabled pending the payment and backgrounds.

ARC – 4213D – **MOTION** made by Rob Luysterborghs and seconded by Lorraine Chimento to approve this application. **Motion passed unanimously.**

For sale/open house signs were discussed.

Next meeting: April 22, 2024 at 1:00 pm.

MOTION made by Glen Mock and seconded by Lorraine Chimento to adjourn the meeting. **Motion passed unanimously.**

The meeting adjourned at 2:54 pm.

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