

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

MINUTES OF THE BOARD MEETING
Monday, April 22, 2024

A meeting of the Board of Directors was scheduled to take place Monday, April 22, 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 Glen Mock and seconded by Jennifer Smouse to waive the reading of and accept the March 25, 2024 board meeting minutes as presented. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs reported. New drainage systems were installed around some of the buildings where water was noticed pooling. Roof pressure washing was completed. Damaged fire extinguisher boxes have been replaced. Some new gator signs have been put out by the ponds.

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

Unfinished Business
None.

New Business
Consideration to fine for failure to submit rental applications – Discussion was had. **MOTION** made by Glen Mock and seconded by Jennifer Smouse to fine \$1000 to owners for tenants taking residency prior to an application being submitted. **Motion passed unanimously.**
Rentals: 4210B – Carries 3-2, with Glen Mock, Bob Graue and Rob Luysterborghs voting in favor, and Lorraine Chimento and Jennifer Smouse voting against.
Renewals: 4244B – Rejected – Need a new application.
Sales: None
ARC: 4262D – Flooring – Approved.
A **MOTION** was made by Jennifer and seconded by Lorraine to approve the ARC for a new door at 4262D

Consideration to fine for failure to submit rental applications – Discussion was had. **MOTION** made by Glen Mock and seconded by Jennifer Smouse to fine \$1000 to owners for tenants taking residency prior to an application being submitted. **Motion passed unanimously.**

Glen Mock left the meeting at 1:57 pm.

Landscape Committee: Lorraine Chimento reported.

Pool Committee: No report.

Maintenance Committee: No report.

Social Committee: Wendy reported. A grill at the pool area was discussed.

Owner Comments

- Open house signs were discussed – will be included on the next agenda.

Next meeting: May 20, 2024 at 1:00 pm.

MOTION made by Bob Graue and seconded by Rob Luysterborghs to adjourn the meeting. **Motion passed unanimously.**

The meeting adjourned at 2:36 pm.

Respectfully Prepared by

Brian Rivenbark,

Licensed Community Association Manager for

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