

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, September 23, 2024

A meeting of the Board of Directors was scheduled to take place Monday, September 23, 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 (via zoom), Glenn Mock (via zoom) , Bob Graue and Lorraine Chimento.

A quorum was present.

Brian Rivenbark from Sunstate Management Group were present.

Minutes – **MOTION** made by Bob Graue and seconded by Lorraine Chimento to waive the reading of and accept the May 20, 2024 board meeting minutes as presented. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs reported on pool repairs, fire safety repairs, fire sprinkler certificates, soffit repairs & gutter cleaning.

Treasurers Report – As attached to these corporate records, Jennifer Smouse gave the report on the CDA August 2024 financials.

A MOTION was made by Bob Graue and seconded by Lorraine Chimento to transfer \$3442 from 7650 to 7655 for the mulch install project. **Motion passed unanimously.**

MOTION made by Glen Mock and seconded by Rob Luysterborghs to accept the Treasurers report. **Motion passed unanimously.**

Landscape Committee: Lorraine Chimento reported on landscaping projects. The irrigation comes on Tuesdays and Thursdays starting at 8PM and goes into the evening and early morning. Glen suggested that the association stays with the red mulch for touch up to save the association money.

Pool Committee: No report.

Maintenance Committee: Ed Van Atten reported on the cabana electrical repairs. 40 LED coach lights have been replaced. Replacement bulbs and the globe fixtures were discussed.

Social Committee: No report.

Unfinished Business

None.

New Business

Ratify Policy for Use and Storage of Grill at the Cabana Pool:

A MOTION was made by Rob Luysterborghs and seconded by Bob Graue to approve the grill policy for the pool area. **Motion passed 3-2. With Jennifer Smouse and Lorraine Chimento voting no.**

Approve 4 New Compliance Committee members: Jim Spizzirri is a current member of the compliance committee

A MOTION was made by Rob Luysterborghs and seconded by Bob Graue to appoint Doug Formaniak, Al Faella, Julia Nowak, and Tina Strimbu to the compliance committee. **Motion passed unanimously.**

Approve 1 New Landscaping Committee member:

A MOTION was made by Rob Luysterborghs and seconded by Bob Graue to appoint Marilyn Pyle to the Landscape Committee. **Motion passed unanimously.**

Ratify expense of \$8,857.00 Fire Sprinkler and other fire protection work to be performed by Piper Fire Systems

A MOTION was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the \$8,857.00 proposal from Piper Fire for the sprinkler repair. **Motion passed unanimously.**

Ratify expense of \$560.00 for fire alarm system repair work by Fire Brigade:

A MOTION was made by Rob Luysterborghs and seconded by Lorraine Chimento to approve the \$560.00 proposal from Fire Brigade for the Fire alarm system repair. **Motion passed unanimously.**

Ratify expense of \$1500.00 for Gulf Coast soffit repairs:

A MOTION was made by Rob Luysterborghs and seconded by Bob Graue to approve the \$1500.00 proposal from Gulf Coast Soffit Repair For repairs the soffit and fascia. **Motion passed unanimously.**

Ratify expense of \$1,319.30 for Robertson Fence Installing of new gate at the back fence of the Cabana Pool:

A MOTION was made by Rob Luysterborghs and seconded by Bob Graue to approve the \$1,319.00 proposal from Robertson Fence for the Pool gate repair. **Motion passed unanimously.**

Ratify expense of \$13,442 for Distribution Direct to install mulch:

A MOTION was made by Rob Luysterborghs and seconded by Lorraine Chimentoto approve the \$13,442.00 proposal for brown mulch from Distribution Direct for the 2024 Mulch installation. **Motion passed 4-1 with Glen Mock voting no.**

Ratify expense of \$3,400.00 Twin Palms trimming Reclinate palm trees:

A MOTION was made by Rob Luysterborghs and seconded by Lorraine Chimento to approve the \$3,400.00 proposal from Twin Palm for the trimming of the reclinate palms. **Motion passed unanimously.**

Approval of expense of \$3,300 for Twin Palms installing additional sod around various buildings:

A MOTION was made by Rob Luysterborghs and seconded by Lorraine Chimento to approve the \$3,300.00 proposal from Twin Palm for the Sod installation around various buildings. **Motion passed unanimously.**

Approve proposal from Staebler for the 2026 Reserve study:

A MOTION was made by Jennifer Smouse and seconded by Rob Luysterborghs to approve the proposal from Staebler for the 2026 reserve study. **Motion passed unanimously.**

Jennifer Smouse stated that the phone bill for the pool cabana had an extra activation fee attached in the amount of \$95. Sunstate will investigate to see why that fee was applied.

Rentals: 4209A, 4430C, 4442A, 4205A 4414C - Approved

Renewals: 4210D, 4258D - Approved

Sales: 4417A – Approved. 4240A – Approved.

ARC: 4215A – Radon Fan – Discussion followed regarding the installation of the radon fan. The approval of the ARC was tabled.

Owner Comments: None

Next meeting: October 28, 2024 at 1:00 pm. (Budget Meeting)

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.