

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

MINUTES OF THE BOARD BUDGET MEETING
Monday, October 28, 2024

A meeting of the Board of Directors was scheduled to take place Monday, October 28, 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 (via zoom) , Bob Graue (Via Zoom).

Lorraine Chimento was not present

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 September 23, 2024 board meeting minutes as presented. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs gave the report on Hurricane landscape cleanup. Cabana pool issues, The VCA Walmart gate was repaired, storm maintenance repairs are ongoing. New fire extinguisher boxes will be installed. The sidewalks and parking spaces will be cleaned. Fire sprinkler system repair.

Treasurers Report – **Discussion and approval of the 2025 Proposed Budget**

As attached to these corporate documents that Jennifer Smouse reported on the September 2024 Financials, which included Summary of the Proposed 2025 CDA budget document that was mailed out to all owners at beginning of October. Discussion followed regarding Proposed 2025 annual budget.

MOTION made by Glen Mock and seconded by Bob Graue to Approve the Proposed 2025 Budget as presented. **Motion passed unanimously.**

Landscape Committee: Rob Luysterborghs gave the report for Lorraine Chimento. Rob reported on storm related landscaping issues. Other landscaping issues were also discussed.

Pool Committee: Ed Van Atten reported that the garbage disposal will need to be replaced. Glen Mock volunteered to remove the garbage disposal.

Maintenance Committee: Ed Van Atten Glen Mock are volunteers for the Maintenance Committee.

Social Committee: No report

Unfinished Business

None

New Business

ratify approval of purchases of 40 light fixtures for \$1008.56,

MOTION was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the purchase of 40 light fixtures at \$1008.56. **Motion passed unanimously.**

ratify approval of purchase of 5 alligator signs for \$166,

MOTION was made by Jennifer Smouse and seconded by Rob Luysterborghs to approve the purchase of 5 alligator signs at \$166. **Motion passed unanimously.**

ratify approval of purchase of 10 fire extinguisher boxes for \$856

MOTION was made by Glen Mock and seconded by Bob Graue to approve the purchase of 10 fire extinguisher boxes at \$856. **Motion passed unanimously.**

ratify approval of Twin Palm tree trimming proposal for \$470

MOTION was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the Twin Palm tree trimming proposal at \$470. **Motion passed unanimously.**

ratify approval of Twin Palm tree trimming proposal \$2750

MOTION was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the Palm tree trimming proposal at \$2750. **Motion passed unanimously.**

approve new volunteer for the Maintenance Committee

MOTION was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the appointment of Bob Packham to the Maintenance Committee. **Motion passed unanimously.**

a. Rentals: 4275D – Approved. **MOTION** was made by Jenifer Smouse and Bob Graue to approve the lease at 4275D. **Motion passed unanimously.**

b. Renewals:

c. Sales: 4271A – Approved. **MOTION** was made by Jenifer Smouse and Bob Graue to approve the sale at 4271A. **Motion passed unanimously.**

d. ARC:

Owner Comments: Owner comments were taken from the floor.

Next meeting: November 25, 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 2:26 pm.

Respectfully Prepared by

Brian Rivenbark,

Licensed Community Association Manager for

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