

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, November 25, 2024

A meeting of the Board of Directors was scheduled to take place on Monday, November 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 pm.

The following Directors were present:

Rob Luysterborghs, Jennifer Smouse (via Zoom), Bob Graue (Via Zoom), Glenn Mock(via Zoom) .

Lorraine Chimento was not present

A quorum was present.

Brian Rivenbark from Sunstate Management Group were present.

Minutes – **MOTION** made by Glen Mock and seconded by Bob Graue to waive the reading of and accept the October 28, 2024 board meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs reported. The roof repair should start this week. The sidewalks and the parking spaces will be done on December 9th , Palm tree trimming is currently underway, the sod installation is scheduled for December 9th.

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

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

Landscape Committee: Rob Luysterborghs gave the landscape report for Lorraine Chimento.

Pool Committee: No report.

Maintenance Committee: Glenn Mock reported. Fire boxes have been replaced, globe lights will be replaced, the pool sink garbage disposal has been removed and the water shut off valves will be numbered.

Social Committee: Mary Eve reported. There will be a holiday open house on December 8th at 5PM at the clubhouse, there will be a lobster truck in January, The ladies lunch is at Millies on the second Wednesday of each month.

Unfinished Business

None

New Business

Appoint new Maintenance Committee volunteers:

A MOTION was made by Rob Luysterborghs and seconded by Bob Graue to appoint Jon Jones and David Goodfellow to the maintenance Committee. **Motion passed unanimously.**

Appoint new Landscape Committee volunteer:

A **MOTION** was made by Rob Luysterborghs and seconded by to appoint Sherry Jasper to the Landscape Committee. **Motion passed unanimously.**

Approve pressure washing proposal for the pool area:

A **MOTION** was made by Jennifer Smouse and seconded by Rob Luysterborghs to approve the \$602 expense to have the pool area pressure washed. The Areas include the roof, pool deck and the parking pavers.

Motion passed unanimously.

Approve pressure washing proposal for the driveways and sidewalks:

A **MOTION** was made by Rob Luysterborghs and seconded by Bob Graue to approve the pressure washing proposal to have the sidewalks and parking spaces pressure washed in the amount of \$3,925.00. **Motion passed unanimously.**

Approve the roof repair proposal from Advanced roofing:

A **MOTION** was made by Rob Luysterborghs and seconded by Glenn Mock to approve the roof repair proposals from Advanced roofing in the amount of \$24,866.82 for the roof repairs and \$9,299.71 for the fascia and soffit repairs This is a grand total of \$34,166.53. **Motion passed unanimously.**

Rentals: 4270B Vicenza – Approved

A **MOTION** was made by Rob Luysterborghs and seconded by Glen Mock to approve the lease for 4270B Vicenza. **Motion passed unanimously.**

4244B Vicenza – Approved

A **MOTION** was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the lease for 4244B Vicenza. **Motion passed unanimously.**

Renewals: - 4271C Vicenza – Approved

A **MOTION** was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the lease renewal for 4271C. **Motion passed unanimously.**

Sales:

ARC: 4262A Window replacement

A **MOTION** was made by Rob Luysterborghs and seconded by Glenn Mock to approve the New Windows for 4262A **Motion passed unanimously.**

Owner Comments: Owner comments were taken and answered from the floor. Coupon books and Hotwire were discussed.

Next meeting: December 16 , 2024 at 1:00 pm.

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

The meeting adjourned at 2:16pm.

Respectfully Prepared by

Brian Rivenbark,

Licensed Community Association Manager for

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