

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, January 27, 2025

A meeting of the Board of Directors was scheduled to take place on Monday, January 27 2025 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, Bob Graue, Glen Mock.

A quorum was present.

Brian Rivenbark 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 December 16, 2024 board meeting minutes. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs reported. Fl. State law requires that each association have a hurricane shutter standard. Discussion followed regarding developing a hurricane shutter standard. The roof repairs are still in progress. The fire sprinkler repair has been completed except for one unit. The sprinkler inspection are scheduled for February 3,4 and 5th. The sidewalk & driveway pressure washing is completed. The stair and entryway pressure washing will begin in February. Discussion followed regarding the keys to the units. Lorraine Chimento resigned, effective January 1, 2025, as a member of the CDA Board and as the Acting Chair of the Landscaping Committee.

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

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

Landscape Committee: Rob Luysterborghs reported that there were two bids for the hardwood tree trimming to be discussed under unfinished business. The Board is looking for volunteers for the landscape committee.

Pool Committee: No Report

Maintenance Committee: Glen Mock reported. Some of the French drains are clogged and need to be cleaned out. There will be repairs to the coach lights on the garages. The outside water shut off valves will be labeled. Brian Rivenbark will get proposal from gutter cleaning companies for the gutter cleaning.

Social Committee: The first meeting of the year for the social committee is Friday the 31st at 1PM for the committee members.

Unfinished Business

Hardwood Tree Trimming:

MOTION was made by Rob Luysterborghs and seconded by Glen Mock to approve the tree trimming proposal from Artistree in the amount of \$1,365.00. **Motion passed unanimously**

Entryway and stair pressure washing proposal:

MOTION was made by Rob Luysterborghs and seconded by Glen Mock to approve the stair and entryway pressure washing proposal from Reliance in the amount of \$2200. **Motion passed unanimously**

New Business

Hurricane shutter Regulation Discussion: Rob Luysterborghs reported. Fl. State law requires that each association have a hurricane shutter standard. Discussion followed regarding developing a hurricane shutter standard.

A MOTION was made by Rob Luysterborghs and seconded by Jennifer Smouse to adopt the Condominium Hurricane shutter standard as presented. **Motion passed unanimously.**

Rentals: 4205A Vicenza – Approved

A MOTION was made by Rob Luysterborghs and seconded by Bob Graue to approve the lease for 4205A Vicenza. **Motion passed unanimously.**

Renewals: - none

Sales: 4213D Giles, 4229C King

A MOTION was made by Rob Luysterborghs and seconded by Glen Mock to approve the sales application at 4213D. **Motion passed unanimously**

A MOTION was made by Rob Luysterborghs and seconded by Glen Mock to approve the sales application at 4229C. **Motion passed unanimously**

ARC: None

Owner Comments: Owner comments were taken and answered from the floor. Preserve vertical cut was discussed.

Next meeting: February 24 , 2025 at 1:00 pm.

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

The meeting adjourned at 2:53 pm.

Respectfully Prepared by

Brian Rivenbark,

Licensed Community Association Manager for

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