

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

MINUTES OF THE BOARD MEETING
Monday, February 24, 2025

A meeting of the Board of Directors was scheduled to take place on Monday, February 24, 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 1:05 pm.

The following Directors were present:

Rob Luysterborghs, Jennifer Smouse, Bob Graue, Glen Mock and Cathy Spizzirri.

A quorum was present.

Brian Rivenbark from Sunstate Management Group were present.

Minutes – **MOTION** made by Rob Luysterborghs and seconded by Cathy Spizzirri to waive the reading of and accept the January 27 2025 board meeting minutes with corrections. **Motion passed unanimously.**

MOTION made by Glenn Mock and seconded by Cathy Spizzirri to waive the reading of and accept the January 27 2025 board organizational meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs reported. The sidewalk and driveway pressure washing was completed. The Stair and entry way pressure washing is ongoing. The Oak trees were trimmed. Gutter cleaning quotes have been received. CDA will be undertaking sidewalk repair. The unit owners will need to turn in the keys that the Association does have copies of.

Treasurers Report – As attached to these corporate records, Jennifer Smouse gave the report on the CDA January 31, 2025, financials.

A MOTION was made by Bob Graue and seconded by Rob Luysterborghs to approve the CDA 2024 audit report.

Motion passed unanimously.

MOTION made by Rob Luysterborghs and seconded by Cathy Spizzirri to accept the January 2025 Treasurers report. **Motion passed unanimously.**

Landscape Committee: Cathy Spizzirri reported that there are several members that will need to be appointed to the Landscape Committee.

A MOTION was made by Cathy Spizzirri and seconded by Rob Luysterborghs to appoint Joe Cavanaugh, Landscaping Committee Chairman, Kathy Donatucci, Mary Eve, Al Faella, Sherry Jasper, Elaine Murphy, Nancy Bloms and Judy Eppard to the Landscape Committee and Cathy Spizzirri as Board Liaison. **Motion passed unanimously**

Mary Eve reported that there is an owner who has asked to have new landscaping installed at their unit. The owners have agreed to pay for the landscaping. Rob stated the owner will need to submit the Arc request for the plantings.

Pool Committee: Glenn Mock reported the downspout has been repaired, new shower valve has been purchased, the pool chairs need re-strapping. The pool committee is looking for volunteers.

A MOTION was made by Rob Luysterborghs and seconded by Cathy Spizzirri to appoint Glenn Mock and Marilyn Wallace to the Pool Committee. **Motion passed unanimously**

Maintenance Committee: Glenn Mock reported. The fire extinguisher boxes have been replaced, the globe lights are being replaced. Discussion followed regarding the stucco and stair rail repair. The spare roof tiles will be placed behind the pool mechanical area.

A MOTION was made by Rob Luysterborghs and seconded by Glenn Mock to approve \$400 to purchase the photo cells. **Motion passed unanimously**

A MOTION was made by Rob Luysterborghs and seconded by Cathy Spizzirri to add Steve Johnson and Jerry Bloms to the Maintenance Committee. **Motion passed unanimously**

Social Committee: Cathy Spizzirri reported there are several volunteers that need to be approved to the Social committee.

A MOTION was made by Cathy Spizzirri and seconded by Glenn Mock to appoint Nancy Carey, Jim Compagnone, Chris Cummings, Kathy Donatucci, Mary Faella, Carol Farrell, Rose Formaniak, Dee Gallagher, Valerie Johnson, Betty Jones, Sharon Martin, Sharon Morgan, Dorothy Muller, Barbie Packham, Barbara Pinder, Connie Pino, Carol Roberts, Maria Rozman, Lucille Sabia, Cathy Spizzirri, Mary Grace Zirolli to the Social Committee. **Motion passed unanimously**

Cathy Spizzirri read out some of the events that are upcoming. The Friday "covid corner" is inviting all members to join.

Unfinished Business

Unit Owner Keys: Rob Luysterborghs reported that all unit owners must provide a copy of the key to their unit as per the condominium documents.

Entryway and stair pressure washing Update: Rob Luysterborghs reported that the pressure washing is in progress.

New Business

Approval of Tree Removal Work by Twin Palm:

A MOTION was made by and seconded by to approve the tree removal proposal from Twin Palm. **Motion passed unanimously**

Appointment of Landscape Committee Members:

This was approved under the Landscape Committee report

Approval of the pool Committee Members:

This was approved under the pool committee report.

Fire Sprinkler Results and Next Steps: The sprinkler inspection has been completed. The unit owners will need to turn in the keys that the Association does not have copies of.

Rentals: None

Renewals: - 4258D

A MOTION was made by Rob Luysterborghs and seconded by Glenn Mock to approve the lease renewal at 4258D. **Motion passed unanimously**

Sales: None

ARC: 4214A New hurricane windows and hurricane roll down shutters

A MOTION was made by Glenn Mock and seconded by Cathy Spizzirri to approve the window and hurricane shutter installation at 4214A. **Motion passed unanimously.**

Any other New Business:

Gutter cleaning and Repair proposals: Gutter cleaning quotes have been received. The Board will need to get one more proposal,

Appoint Social Committee Members: This was completed under the social Committee report.

Preserve walk thru of CDA: Cathy Spizzirri reported that Bob Graue and Jennifer Smouse accompanied the Preserve committee, there will be a preserve cut in the second quarter of this year.

Owner Comments: Owner comments were taken and answered from the floor.

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

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

The meeting adjourned at 2:34pm.

Respectfully Prepared by
Brian Rivenbark,
Licensed Community Association Manager for
The Board of Directors at Casa di Amici Condominium Association, Inc.