

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, April 28, 2025

A meeting of the Board of Directors was scheduled to take place on Monday, April 28, 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 1:00 pm.

The following Directors were present:

Rob Luysterborghs, Jennifer Smouse, Bob Graue (via zoom), Glen Mock and Cathy Spizzirri.

A quorum was present.

Brian Rivenbark from Sunstate Management Group was present.

Minutes – **MOTION** made by Glen Mock and seconded by Jennifer Smouse to waive the reading of and accept the March 24, 2025 board meeting minutes. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs reported. Sidewalk repairs were made in the community. Gutter cleaning and repairs completed, except for 4202 which still needs repair. Stucco work done on the stairs and one entryway. There are only 4 owners who have not turned in their keys. Fire sprinkler repairs are ongoing. There is a unit that did not submit a lease renewal. Rob thanked all of the committee Volunteers.

Treasurers Report – As attached to these corporate records, Jennifer Smouse gave the report on the CDA March 31 2025, financials. Jennifer mentioned during her report that a Special Assessment notice for Hurricane Milton Repairs had been prepared. The total amount of this Special Assessment will be \$302 and the notice dated April 30, 2025 will be mailed to all CDA owners via USPS this week.

MOTION made by Rob Luysterborghs and seconded by Glen Mock to accept the March 2025 Treasurers report. **Motion passed unanimously.**

Landscape Committee: Mary Eve reported. There are landscaping proposals needing approval.

A Motion was made by Rob Luysterborghs and seconded by Glen Mock to approve the proposal 2322 from Twin Palm for the Trimming of dead palm stalk at 4271B in the amount of \$45.00. **Motion passed unanimously**

A Motion was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the proposal 2323 from Twin Palm for the installation of 9 – 3-gallon dwarf fire bush between 4271 and 4275 in the amount of \$309. **Motion passed unanimously**

A Motion was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the proposal 2324 from Twin Palm for the topsoil to fill in a hole at 4421B in the amount of \$50.00. **Motion passed unanimously**

A Motion was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the proposal 2325 from Twin Palm for the 2 – 3-gallon junipers at 4417B in the amount of \$58.25 **Motion passed unanimously**

A Motion was made by Rob Luysterborghs and seconded by Glen Mock to approve the proposal 2326 from Twin Palm for removal of old plant material and installation of six ft. pigmy date palm tree and sod in the amount of \$1,375 at the corner of Corso Venetia and Vicenza. **Motion passed unanimously.**

A Motion was made by Glen Mock and seconded by Rob Luysterborghs to approve the proposal 2327 from

Twin Palm for Trimming of dead palm stalk at 4202B in the amount of \$45.00. **Motion passed unanimously**
A Motion was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the proposal 2328 from Twin Palm for removal and replacement of junipers at 4214B in the amount of \$83.25. **Motion passed unanimously**

A Motion was made by Glen Mock and seconded by Rob Luysterborghs to approve the proposal 2329 from Twin Palm for removal and replacement of dead foxtail palm at 4414C in the amount of \$652.50. **Motion passed unanimously**

A Motion was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the proposal 2330 from Twin Palm for three 3-gallon junipers at 4442B in the amount of \$90.50. **Motion passed unanimously**

A Motion was made by Rob Luysterborghs and seconded by Glen Mock to approve the proposal 2331 from Twin Palm for the removal and replacement of 12 – 3-gallon Indian Hawthorne in landscape bed near 4442C in the amount of \$587.00. **Motion passed unanimously**

A Motion was made by Rob Luysterborghs and seconded by Glen Mock to approve the proposal 2308 from Twin Palm for removal of dead plant material and installation of two 15 – gallon viburnum at the walk-in gate to the cabana pool in the amount of \$468.50. **Motion passed unanimously.** Need Villa Paradiso approval.

Pool Committee: Glen Mock reported. Brian Rivenbark will follow up with Gulfstar on the stenner pump replacements, Glen reported that a proposal has been received for the pool deck crack repair. Awaiting a couple of other bids.

Maintenance Committee: Glen Mock reported. The remaining garage globes have been replaced

Social Committee: No Report

Unfinished Business: None

New Business

Discussion and Vote to Contract Attorney for Eviction: Rob Luysterborghs reported. A unit owner has not submitted an application for approval of a new lease for the renter. The tenants are still in the unit without board approval and the Board is seeking to hire an Attorney for the eviction.

A MOTION was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the hiring of Lobeck and Rowe to pursue the eviction of the unapproved tenant in unit 4210B. **Motion passed unanimously**

Discussion and Vote on Well Repair Proposals: Rob Luysterborghs reported that there is a third vendor submitting a proposal today so the Board tabled this discussion until the third proposal comes in.

Discussion and Approval of the Piper Fire Sprinkler Repair: Rob Luysterborghs reported that the proposal has some discrepancies. And it will be addressed to Piper Fire.

Rentals: None

Renewals: - None

Sales: None

ARC: None

Any other New Business: The Board discussed the current reserve funding amount and the cost for a roof replacement.

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

Next meeting: May 19, 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 2:19pm.

Respectfully Prepared by

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

Twin Palm Landscape Care
 3757 Ulman Ave
 North Port, FL 34286 US
 9414295785
 support@twinpalmlandscape.com

Estimate



ADDRESS

Casa Di Amici
 5602 Marquesas Circle
 #103
 Sarasota, FL 34223
 United States

SHIP TO

Casa Di Amici
 4450 Corso Venetia Blvd
 Venice, FL 34293
 United States

ESTIMATE #	DATE	
2308	03/31/2025	

P.O. NUMBER

Pool Landscaping

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plant Removal	Removal of 6 dead plant Material and disposal on the left side of the Walkin gate at the pool	1	75.00	75.00
	15galViburnumo	15 Gal Viburnum "O" Installed	2	146.25	292.50
	15gplantinstall	15 Gal Plant Install labor	2	38.00	76.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch Above is at the shared pool area	4	6.25	25.00

TOTAL

\$468.50

Accepted By

Accepted Date

LANDSCAPING COMMITTEE REPORT FOR CDA BOARD MEETING ON
4/28/25

The work described on the landscaping proposals approved at the last meeting will be done on 5/13/25. This includes the bottlebrush bushes at the 16 locations which are in the center of condos between units A/C and B/D, as well as replacement of palm trees at 4262B, 4210B and 4214A.

We are asking for approval of the following landscaping proposals:

Proposal 2322 in the amount of \$45.00 for trimming of dead palm tree stalk at 4271B.

Proposal 2323 in the amount of \$309.00 for installation of nine 3-gallon dwarf fire bush in front of landscape bed between 4271 and 4275.

Proposal 2324 in the amount of \$50.00 for top soil to fill in hole at 4421B by pond.

Proposal 2325 in the amount of \$58.25 for two 3-gallon junipers in open spot at 4417B.

Proposal 2326 in the amount of \$1,375.00 for corner of Corso Venetia and Vicenza to the right of backflow pipes. This is for removal of plant material, grinding of old stump, installation of 6' palm tree and installation of sod.

Proposal 2327 in the amount of \$45.00 for trimming of dead palm tree stalk at 4202B.

Proposal 2328 in the amount of \$83.25 for removal of dead and replacement with two 3-gallon junipers at 4214B.

Proposal 2329 in the amount of \$652.50 to dig out queen palm at 4414C and replacement with 25-gallon single foxtail palm.

Proposal 2330 in the amount of \$90.50 for three 3-gallon junipers in landscape bed at 4442B.

Proposal 2331 in the amount of \$587.00 for removal of dead plants and replacement with 12 3-gallon Indian Hawthorne in landscape bed by sidewalk on left side of 4442C.

As far as pool landscaping, we are asking approval of proposal 2308 in the amount of \$468.50 for removal of dead plant material on the left of walk-in gate to Cabana Pool and installation of two 15-gallon Viburnum.

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FIRST PAGE!!!!

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ESTIMATE

2308

DATE

03/31/2025

P.O. NUMBER

Pool Landscaping

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plant Removal	Removal of 6 dead plant Material and disposal on the left side of the Walkin gate at the pool	1	75.00	75.00
	7gViburnumO	7 Gal Viburnum O (replace the dead viburnum removed on the left side of the walk in gate)	5	65.00	325.00
	7gplantinstall	7 Gal Plant Install Labor Only	5	18.00	90.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	4	6.25	25.00
		Above is at the shared pool area			

TOTAL

\$515.00

Accepted By

Accepted Date

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ESTIMATE #	DATE	
2322	04/17/2025	

P.O. NUMBER

4271 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Treetrimming	Trim dead stalk on pygmy date palm tree and remove debris and dispose offsite @ 4271 B	1	45.00	45.00

TOTAL

\$45.00

Accepted By

Accepted Date

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ESTIMATE #	DATE	
2323	04/17/2025	

P.O. NUMBER

4271 & 4275

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	3gdwarffirebush	3 Gal Dwarf Fire Bush Installed in front of landscape bed between 4271 & 4275	9	20.00	180.00
	3gplantinstall	3 Gal Plant Install labor	9	6.00	54.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch Above is to fill in open landscape bed in front of the Sellom plants under palms	12	6.25	75.00

TOTAL

\$309.00

Accepted By

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ESTIMATE #	DATE	
2324	04/17/2025	

P.O. NUMBER

Behind 4421 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Top Soil	Yard Top Soil Installed in hole behind Unit 4421 B by pond	1	50.00	50.00

TOTAL

\$50.00

Accepted By

Accepted Date

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ESTIMATE #

2325

DATE

04/17/2025

P.O. NUMBER

4417 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	3gjuniper	3 Gal Juniper Parsoni Installed in open spot @ 4417 B	2	20.00	40.00
	3gplantinstall	3 Gal Plant Install labor	2	6.00	12.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	1	6.25	6.25

TOTAL

\$58.25

Accepted By

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ESTIMATE #	DATE	
2326	04/17/2025	

P.O. NUMBER

Corso Venetia and Vicenza

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plant Removal	Removal of Ixora plant Material and disposal, grind old stump below ground and prep for sod installation to the right of the water backflow pipes on the corner of Corso Venetia and Vicenza	1	300.00	300.00
	Triplepygmydateb&B	6 foot Triple Pygmy Date Palm B&B	1	475.00	475.00
	B&B Install	B&B plant installed	1	125.00	125.00
	Floratamsod	Install Pallet St. Augustine Floratam sod	0.75	550.00	412.50
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	10	6.25	62.50

TOTAL

\$1,375.00

Accepted By

Accepted Date

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ESTIMATE #	DATE	
2327	04/17/2025	

P.O. NUMBER

4202 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Treetrimming	Trim dead stalk on pygmy date palm tree and remove debris and dispose offsite @ 4202 B	1	45.00	45.00

TOTAL

\$45.00

Accepted By

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ESTIMATE #	DATE	
2328	04/17/2025	

P.O. NUMBER
4214 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plant Removal	Removal of dead Juniper plant Material and disposal @ 4214 B	1	25.00	25.00
	3gjuniper	3 Gal Juniper Parsoni Installed @ 4214 B	2	20.00	40.00
	3gplantinstall	3 Gal Plant Install labor	2	6.00	12.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	1	6.25	6.25

TOTAL **\$83.25**

Accepted By

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ESTIMATE #

2329

DATE

04/17/2025

P.O. NUMBER

4414 C

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Treeremoval	Dig out Queen Palm and dispose of material @ 4414 C	1	250.00	250.00
	25gSingleFoxtail	25 Gal Single Foxtail Palm (installed to replace dead Queen Palm)	1	315.00	315.00
	25gplantinstall	25 Gal plant install labor only	1	75.00	75.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	2	6.25	12.50

TOTAL

\$652.50

Accepted By

Accepted Date

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ESTIMATE #	DATE	
2330	04/17/2025	

P.O. NUMBER

4442 B

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	3gjuniper	3 Gal Juniper Parsoni (in landscape bed in front of Unit 4442 B)	3	20.00	60.00
	3gplantinstall	3 Gal Plant Install labor	3	6.00	18.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	2	6.25	12.50

TOTAL

\$90.50

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ESTIMATE #	DATE	
2331	04/17/2025	

P.O. NUMBER

4442 C

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plant Removal	Removal of fern plant Material and disposal from the junipers on the left side of Unit 4442 by the sidewalk	1	125.00	125.00
	Plant Removal	Removal of dead Indian Hawthorne plant Material and disposal in landscape bed by sidewalk on left side of 4442 Unit C	1	75.00	75.00
	3gindianhawthorne	3 Gal Indian Hawthorne (in landscape bed by sidewalk on left side of 4442 Unit C)	12	20.00	240.00
	3gplantinstall	3 Gal Plant Install labor	12	6.00	72.00
	Coco Brown Mulch	2 Cu Ft Bag Coco Brown Mulch	12	6.25	75.00

TOTAL

\$587.00

Accepted By

Accepted Date