

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD SPECIAL ASSESSMENT MEETING

Monday, May 19, 2025

A meeting of the Board of Directors was scheduled to take place on Monday, May 19, 2025 at the Clubhouse and Via Zoom video conference.

Notice of the Meeting was delivered to each 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, Cathy Spizzirri, Bob Graue (via zoom), Glen Mock (Via Zoom)

A quorum was present.

Brian Rivenbark from Sunstate Management Group was present.

Minutes – **MOTION** made by Glen Mock and seconded by Rob Luysterborghs to waive the reading of and accept the April 28, 2025 board meeting minutes. **Motion passed unanimously.**

Presidents Report – Rob Luysterborghs reported. There was a mainline water leak that required an emergency repair. This has been completed. The backflow repair from Piper has been completed. The eviction is underway and the owner has reported to the attorney that the tenant will be moving out August 1, 2025

Treasurers Report – As attached to these corporate records, Jennifer Smouse gave the report on the CDA April 30, 2025, financials. Jennifer reported that a Special Assessment notice for Hurricane Milton Repairs had been prepared. The total amount of this Special Assessment will be \$302 per unit.

A **MOTION** was made by Luysterborghs and seconded by Cathy Spizzirri to approve the special assessment in the total amount of \$48,320 and \$302 per unit owner for Hurricane Milton damage expenses due June 30th 2025. **Motion passed unanimously**

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

Landscape Committee: Joe Cavanaugh reported. There are landscaping proposals needing approval.

A **Motion** was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve Proposal 2305 in the amount of \$6,050.00 for palm tree trimming throughout community and cutting down of dead Reclinata.

Motion passed unanimously

A **Motion** was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve Proposal 2361 in the amount of \$375.00 for trimming of oak branches behind 4414C, trimming of dead hanging branch on oak tree behind 4201B, and cutting down of pygmy trunk at 4205B. **Motion passed unanimously**

A **Motion** was made by Rob Luysterborghs and seconded by Bob Graue to approve Proposal 2354 in the amount of \$1,500.00 for area between Villa Paradiso and Cabana pool for removal of dead Viburnum plants and junipers and filling this area in with sod. **Motion passed unanimously**

A Motion was made by Cathy Spizzirri and seconded by Glen Mock to approve the Proposal 2306 in the amount of \$925.00 for palm tree trimming around the pool. **Motion passed unanimously**

Pool Committee: Cathy Spizzirri reported. The chlorine Stenner feeder, pH Stenner feeder, and waste pump band clamp have been repaired.

Maintenance Committee: No report.

Social Committee: No Report

Unfinished Business: None

New Business

Discussion and vote on well repair proposals:

A MOTION was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the New Life Well proposal for the irrigation well repair for a cost of \$7,150. **Motion passed unanimously**

Discussion and Approval of the Piper Fire Sprinkler Repair:

A MOTION was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the Piper fire sprinkler repairs for a cost of \$9,878.72. **Motion passed unanimously**

Discussion of Open House Signs: Cathy Spizzirri reported. Owners have requested to have open house signs. Discussion followed regarding the open house signs. CDA will still enforce the no signs restriction.

Rentals: 4430C, 4262C

A MOTION was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the rental applications at 4430C Corso Venetia. **Motion passed unanimously**

A MOTION was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the rental applications at 4262C Vicenza. **Motion passed unanimously**

Renewals: - 4438D

A MOTION was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the lease renewal at 4438D Corso Venetia. **Motion passed unanimously**

Sales: 4209A, 4210A

A MOTION was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the sales application at 4209A Vicenza. **Motion passed unanimously**

A MOTION was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the sales application at 4210A Vicenza. **Motion passed unanimously**

ARC: 4202B windows 4417D Carpet

A MOTION was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the ARC requests at 4202B Vicenza for new windows. **Motion passed unanimously**

A MOTION was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the ARC request for new carpet at 4417D Corso Venetia. **Motion passed unanimously**

Any other New Business:

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

Next meeting: September 22, 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 2:04pm.

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