

**CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD MEETING**

Monday, October 27, 2025

A meeting of the Board of Directors was scheduled to take place on Monday, October 27, 2025 at the Clubhouse and Via Zoom video c

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 1:55pm.

The following Directors were present:

Rob Luysterborghs, Jennifer Smouse, Cathy Spizzirri, Bob Graue

Glen Mock was not present

**A quorum was present.**

Brian Rivenbark from Sunstate Management Group was present.

**Minutes – MOTION** made by Bob Graue and seconded by Cathy Spizzirri to waive the reading of and accept the September 22, 2025 board meeting minutes. **Motion passed unanimously.**

**Presidents Report** – Rob Luysterborghs reported. Fire safety inspections, garage roof repairs, pool maintenance, building gutter repairs, additional pest control for ants, replacement of parking blocks and 4201D roof repair.

A **MOTION** was made by Rob Luysterborghs and seconded by Cathy Spizzirri to appoint Julia Nowak, Frank Luysterborghs, Carol Cappadona, Helen Disher, Elaine Murphy, Loraine Chimento, Tammy Fahringer and John Carson to the Finance Committee. **Motion passed unanimously**

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

**MOTION** made by Bob Graue and seconded by Cathy Spizzirri to accept the September Treasurers report. **Motion passed unanimously.**

**Finance Committee:** No Report.

**Landscape Committee:** Joe Cavanaugh reported. New well was installed, new battery timers installed, new sod installed, the mulch was installed.

**Pool Committee:** Cathy Spizzirri reported. There is a \$3400 repair around the pool deck from Artistic Concrete. A **MOTION** was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the \$3,400 proposal from Artistic Concrete to have the pool deck repaired and refurbished. **Motion passed unanimously**

**Maintenance Committee:** No Report.

**Social Committee:** No Report

**Unfinished Business:** None

**New Business**

**Vote to approve WET proposal for new Fountain Timer \$665.**

A **MOTION** was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the \$665 expense to have a new digital timer installed for the fountain. **Motion passed unanimously**

**Approve Strong Roofing proposal for \$3200 to repair roof at 4201D**

**A MOTION** was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the \$3,200 roof repair expense for the repair to the 4201D roof. **Motion passed unanimously**

**Approve \$3400 for repair of Cabana Pool Deck**

Approved under Pool Committee.

**Discussion to consider sending violation letter to owner for failure to seek renewal of lease for renters:** Rob

Luysterborghs reported. Owners need to know that if a lease is up for renewal they need to complete and submit the renewal form.

**Rentals: 4210A 1.11.26, 4228A 2.01.26, 4205A 11.1.25, 4275D 11.1.25**

**A MOTION** was made by Rob Luysterborghs and seconded by Cathy Spizzirri to approve the rental applications at 4210A Vicenza, 4228A Vicenza, 4205A Vicenza, 4275D Vicenza. **Motion passed unanimously**

**Renewals: - 4414C.** In progress.

**Sales: No Sales**

**ARC: No ARC**

**Any other New Business:**

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

**Next meeting:** November 24, 2025 at 1:00 pm.

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

The meeting adjourned at pm.

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