

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, November 24, 2025

A meeting of the Board of Directors was scheduled to take place on Monday, November 24, 2025 at the Clubhouse and Via Zoom video

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 Cathy Spizzirri at 1:05pm.

The following Directors were present: Cathy Spizzirri

Jennifer Smouse, Bob Graue and Glenn Mock were present via Zoom

Rob Luysterborghs was not present

A quorum was present.

Brian Rivenbark from Sunstate Management Group was present.

Minutes – MOTION made by Cathy Spizzirri and seconded by Bob Graue to waive the reading of and accept the October 27, 2025 board meeting minutes. **Motion passed unanimously.**

MOTION made by Bob Graue and seconded by Glenn Mock to waive the reading of and accept the October 27, 2025 budget meeting minutes. **Motion passed unanimously.**

Presidents Report –Cathy Spizzirri reported for Rob Luysterborghs. The trash pick up is Friday this week. The sidewalk was repaired by VCA. Irrigation is critical in the new landscape areas.

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

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

Rob Luysterborghs left the meeting at 1:15PM

Finance Committee: No Report.

Landscape Committee: Cathy Spizzirri reported. Waiting for quotes on trimming and electrical wiring for irrigation.

Pool Committee: Cathy Spizzirri reported. The pool deck repair does not have a date scheduled yet.

Maintenance Committee: Glenn Mock reported. The coach lights have been repaired. There is one light that is still not working. The fountain timer on the light is not working. The electrician will need to be called out.

Social Committee: No Report

Unfinished Business: None

New Business

Next Steps for fountain light repair: Discussed under Maintenance committee report.

Discussion and vote to approve entryway resurface at 4224A \$1000: The entryway at 4224B has paint that is not adhering to the patch repair. The entire surface of the entry way will need to be resurfaced and then painted.

A MOTION was made by Jennifer Smouse and seconded by Bob Graue to approve the proposal from Tibor masonry in the amount of \$1000 to resurface the entryway. **Motion passed unanimously.**

Vote to approve the fire panel fan replacement at 4209 \$2200. The cooling fan at 4209 failed and needed to be repaired.

A MOTION was made by Jennifer Smouse and seconded by Glenn Mock to approve the proposal in the amount of \$2,200 + Labor from Fire Brigade to replace the cooling fan for the fire panel at building 4209. **Motion passed unanimously.**

Discussion followed regarding the roof repair that is starting to fall apart at 4270 garage.

Rentals: 4414B, 4437B

A MOTION was made by Cathy Spizzirri and seconded by Jennifer Smouse to approve the rental applications at 4414B, Corso Venetia. **Motion passed unanimously**

A MOTION was made by Cathy Spizzirri and seconded by Jennifer Smouse to approve the rental applications at 4437B Corso Venetia. **Motion passed unanimously**

Renewals: - 4271C.

A MOTION was made by Cathy Spizzirri and seconded by Jennifer Smouse to approve the rental application renewal at 4271C Vincenza. **Motion passed unanimously**

Sales: No Sales

ARC: No ARC

Any other New Business: Discussion followed regarding the backflow inspection and the repairs needed. Brian Rivenbark is getting another proposal for the repairs.

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

Next meeting: December 15, 2025 at 1:00 pm.

MOTION made by and seconded by to adjourn the meeting. **Motion passed unanimously.**

The meeting adjourned at 2:11pm.

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