

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, December 15, 2025

A meeting of the Board of Directors was scheduled to take place on Monday, December 15, 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 Rob Luysterborghs at 1:02pm.

The following Directors were present: Rob Luysterborghs, Jennifer Smouse, Bob Graue (via Zoom) and Glenn Mock (via Zoom)

Cathy Spizzirri was not present

A quorum was present.

Brian Rivenbark from Sunstate Management Group was present.

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

Presidents Report –Rob Luysterborghs reported. The annual meeting is scheduled for January 26th at 6PM at the VCA clubhouse

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

MOTION made by Rob Luysterborghs and seconded by Bob Graue to accept the November Treasurers report. **Motion passed unanimously.**

Finance Committee: The meeting is scheduled for January 4th at 2PM.

Landscape Committee:

A **MOTION** was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the Palm tree trimming from Twin Palms in the amount of \$1,975. **Motion passed unanimously.**

Pool Committee: Glen Mock reported. The pool deck repair is scheduled for after May. The pool heaters were serviced on December 12th

Maintenance Committee: Glenn Mock reported. Glen will be down in two weeks, do not purchase any new supplies until January.

Social Committee: No Report

Unfinished Business:

Discussion to Purchase Light Bulb fixtures and Globes:

New Business

Rentals: 4430A, 4205A

A **MOTION** was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the rental application renewal at 4430A Corso Venetia. **Motion passed unanimously**

A MOTION was made by Rob Luysterborghs and seconded by Jennifer Smouse to approve the rental application renewal at 4205A Corso Venetia. Motion passed unanimously

Renewals: - 4205D, 4414C.

A MOTION was made by Rob Luysterborghs and seconded by Glen Mock to approve the renewal application at 4205D Vincenza. Motion passed unanimously

A MOTION was made by Rob Luysterborghs and seconded by Bob Graue to approve the renewal application at 4414C Corso Venetia. Motion failed

Sales: No Sales

ARC: No ARC

Any other New Business: Discussion followed regarding

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

Next meeting: January 26, 2025 at 1:00 pm.

The meeting adjourned at 1:29pm.

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