

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, January 26, 2026

A meeting of the Board of Directors was scheduled to take place on Monday, January 26, 2026 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 Glen Mock at 1:00pm.

The following Directors were present: Jennifer Smouse, Bob Graue and Glen Mock

Rob Luysterborghs and Cathy Spizzirri were 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 December 15, 2025 board meeting minutes. **Motion passed unanimously.**

Presidents Report –No Report.

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

MOTION made by Bob Graue and seconded by Glen Mock to accept the December 2025 Treasurers report. **Motion passed unanimously.**

Finance Committee: Julia Nowak reported. Maintenance items costs that are allocated each year were discussed. Roof replacement costs were discussed. The next finance committee meeting is February 11th

Landscape Committee: No Report. Discussion was had regarding the landscaping conditions.

Pool Committee: Glen Mock reported. The pool deck repairs will be done in May. The pool filters were replaced.

Maintenance Committee: Glenn Mock reported. Bob Packham will be the new Chair of the Maintenance Committee. Globe Lights fixtures were discussed. The water pressure issue was discussed. The 4" backflow rebuild was discussed. The fountain light does not work. WET will meet with a Board member to diagnose the issue.

Social Committee: No Report

Unfinished Business:

Discussion regarding Purchasing Light Bulb fixtures and Globes:

Glen Mock reported. The association has globes in stock. The Board can have more ordered. The coach light fixtures will be tabled until the next meeting.

New Business

Strong roofing proposal in the amount of \$2,490 to repair 4270 Garage roof:

A MOTION was made by Glen Mock and seconded by Jennifer Smouse to approve the Strong roofing proposal in the amount of \$2,490 to repair 4270 Garage roof. **Motion passed unanimously**

Daniels Plumbing proposal for backflow repair in the amount of \$3760

A MOTION was made by Glen Mock and seconded by Bob Graue to approve the Daniels Plumbing proposal for backflow repair in the amount of \$3760. **Motion passed unanimously**

Reliance sidewalk pressure washing in the amount of \$2,655

A MOTION was made by Glen Mock and seconded by Bob Graue to approve the Reliance sidewalk pressure washing proposal in the amount of \$2,655. **Motion passed unanimously**

Rentals: No rentals

Sales: No sales

ARC: A MOTION was made by Glen Mock and seconded by Jennifer Smouse to approve the lanai re-screening ARC from 4417C. **Motion passed unanimously**

Any other New Business: Discussion followed regarding the lake littoral shelf condition, gator removal, annual meeting.

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

Next meeting: February 23, 2026 at 1:00 pm.

The meeting adjourned at 2:13 PM.

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