

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD MEETING

Monday, March 23, 2026

A meeting of the Board of Directors was scheduled to take place on Monday, March 23, 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 Bob Graue at 1:00pm.

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

A quorum was present.

Brian Rivenbark from Sunstate Management Group was present.

Minutes – **MOTION** made by Bob Graue and seconded by Jennifer Smouse to waive the reading of and accept the February 23, 2026 board meeting minutes. **Motion passed unanimously.**

Presidents Report –Glen Mock reported. Deferred to the remaining items on the agenda.

Treasurers Report – As attached to these corporate records, Jennifer Smouse gave the report on the CDA February 2026, financials.

A **MOTION** was made by Bob Graue and seconded by Glen Mock to accept approve the 2025 financial audit for Casa Di Amici. **Motion passed unanimously.**

MOTION made by Bob Graue and seconded by Jennifer Smouse to accept the February 2026 Treasurers report. **Motion passed unanimously.**

Finance Committee: Julia Nowak reported. The committee will not have another meeting until August when the 2027 budget is in process

Landscape Committee: The Committee has put together a beautification team. Discussion followed regarding the scope of Twin Palms contract and the responsibility of the Landscape Committee.

Pool Committee: Extra copies of pool gate keys have been made and the association will charge for residents who need keys. There are new DE filters that are needed.

Maintenance Committee: No report

Social Committee: No Report

Unfinished Business: None

New Business

NFPA 25 inspection – Pye Barker:

Bob Graue reported. Pye-Barker stated in their recent inspection that the NFPA 25 fire riser inspection is needed. Brian Rivenbark received a second opinion on the inspection who confirmed that the inspection is needed. Brian will get a second proposal from Sprinklermatic who gave the second opinion.

Update on FCC roof damage:

Glen Mock reported. FCC has damaged at least five of the garage roofs. FCC was onsite today to evaluate and inspect the damage to the roofs caused by the garbage trucks on pick up day.

Approve \$950 cost for Irrigation Mapping:

A MOTION was made by Bob Graue and seconded by Jennifer Smouse to approve \$950 to have the irrigation mapped in Casa Di Amici. **Motion passed unanimously.**

Discussion Regarding Gutter Cleaning:

Glen Mock reported that some of the gutters will need to be cleaned.

Rentals: 4228C Vicenza

A MOTION was made by Glen Mock and seconded by Bob Graue to approve the lease at 4228C Vicenza. **Motion passed unanimously**

Renewals

Sales: 4221D and 4262B

A MOTION was made by Glen Mock and seconded by Bob Graue to approve the sale at 4221D Vicenza. **Motion passed unanimously**

A MOTION was made by Glen Mock and seconded by Bob Graue to approve the sale at 4262B Vicenza. **Motion passed unanimously**

ARC: None

Any other New Business: None

Owner Comments: Owner comments were taken and answered from the floor. Lengthy discussion was had regarding the roofing reserves. Painting the buildings was also discussed.

Next meeting: April 27, 2026 at 1:00 pm.

The meeting adjourned at 2:23PM.

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