

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

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD MEETING**

Monday, April 27, 2026

A meeting of the Board of Directors was scheduled to take place on Monday, April 27, 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 1:03pm.

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 March 23, 2026 board meeting minutes. **Motion passed unanimously.**

**Presidents Report** –Glen Mock reported. This year has been challenging. The Board has been communicating well. Board is fulfilling their fiduciary responsibilities. Kevin McGuire will be spearheading the painting project.

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

**MOTION** made by Glenn Mock and seconded by Bob Graue to accept the March 2026 Treasurers report. **Motion passed unanimously.**

**Finance Committee:** No report.

**Landscape Committee:** Deb Sauders reported. The meetings are each month. One member has resigned. An email address has been established that residents can use for landscaping issues. Residents should not instruct the landscaper to do any extra work. The instructions should only come from the Landscape Committee. The Newsletter will go out by the end of this month. RFP's have been sent out for the oak, palm and reclanata trimming. The irrigation mapping is still in progress. The palm tree trimming list will be sent to Twin Palm for a may target date.

**Pool Committee:** Glenn Mock reported: The pool deck repair is still scheduled for May. The cabinets in the cabana have been restored.

**Maintenance Committee:** Glenn Mock reported. The coach lights will need to be replaced in the near future. The Backflow at building 4418 has been replaced with the correct backflow valve. This was done at no charge.

**Social Committee:** No Report

**Unfinished Business:**

**NFPA 25 inspection:** Glenn Mock reported that proposals for the NFPA inspection are in process from Sprinklermatic and Defender Fire. A proposal has already been received from Pye Barker. The NFPA 25 inspection is the inspection that is conducted every five years for the fire sprinkler riser system.

**Update on FCC roof damage:** Brian Rivenbark reported that FCC has denied any responsibility for the roof damage stating that there is no proof that FCC caused the damage. The County has been contacted and stated that they will put a note in to FCC.

**New Business**

**Appoint Deb Sauders as Chairperson of the Landscape Committee:**

A **MOTION** was made by Glenn Mock and seconded by Jennifer Smouse to appoint Deb Sauders as Chairperson of the CDA Landscape Committee. **Motion passed unanimously**

**Vote to Approve Ad Hoc Building Painting Committee:**

A **MOTION** was made by Glenn Mock and seconded by Bob Graue to approve the formation of an Ad Hoc Building Painting Committee. **Motion passed unanimously**

**Appoint Kevin McGuire to Chairperson Of Ad Hoc Building Committee:**

A **MOTION** was made by Glenn Mock and seconded by Jennifer Smouse to appoint Kevin McGuire as the Chairperson of the Building Painting Committee. **Motion passed unanimously**

**Discussion Regarding Possible New Landscape Company:** No report. Twin Palms has agreed to honor the contract for the remainder of the year

**Roof Repairs at 4421, 4418 and 4422: 4418 - \$1,800, 4421 - \$1850, 4422 -**

**Rentals: 4430C Vicenza, 4428A Corso Venetia, 4254A Vicenza and 4244B Vicenza**

A **MOTION** was made by Glenn Mock and seconded by Bob Graue to approve the lease at 4430C Corso Venetia. **Motion passed unanimously**

A **MOTION** was made by Glenn Mock and seconded by Bob Graue to approve the lease at 4428A Corso Venetia. **Motion passed unanimously**

A **MOTION** was made by Glenn Mock and seconded by Bob Graue to approve the lease at 4254A Vicenza. **Motion passed unanimously**

A **MOTION** was made by Glenn Mock and seconded by Bob Graue to approve the lease at 4244B Vicenza. **Motion passed unanimously**

**Renewals: None**

**Sales: 4438D**

A **MOTION** was made by Glenn Mock and seconded by Bob Graue to approve the sale at 4438D Corso Venetia. **Motion passed unanimously.**

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

**ARC: 4201A – replace lanai structure, 4250A - replace lanai structure**

A **MOTION** was made by Glenn Mock and seconded by Bob Graue to approve the ARC at 4201A Vicenza to replace the lanai structure. **Motion passed unanimously**

A **MOTION** was made by Glenn Mock and seconded by Jennifer Smouse to approve the ARC at 4250A Vicenza to replace the lanai structure. **Motion passed unanimously**

**Any other New Business:**

A **MOTION** was made by Jennifer Smouse and seconded by Glenn Mock to approve the proposal from Gator Gutterz in the amount of \$4,800 for the gator cleaning. **Motion passed unanimously**

A **MOTION** was made by Glenn Mock and seconded by Jennifer Smouse to approve the Twin Palm landscape contract for 2026. **Motion passed unanimously**

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

**Next meeting:** May 18, 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.