

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not -for Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

January 21, 2021

A **Regular Meeting** of the Board of Directors was scheduled to be held at **2:00 pm**, at the Villa Vivaci Pool Cabana, 4556 Cancelli Grande Avenue, Venice, Florida.

Call to Order: President, Harry Vogel called the meeting to order at **2:00 pm**.

Proof of Notice was properly posted on **1.19.2021** according to the Florida State Statutes.

Quorum (5) Present: President.....Harry Vogel.....present
Vice President..... Eileen Mahoneypresent
Secretary.....Mary Zaar.....present
Treasurer.....Gail Credit..... present
Director.....Marci Shantz.....present
Asst. Recording Secretary...Denise Majka.....present

Lot Owners Present: Ten (10) Owners were present in the audience.

Pledge of Allegiance was recited by Harry Vogel and the audience.

Minutes of the December 10, 2020 Organizational Board Meeting were reviewed. *A motion was made by Marci Shantz to waive the reading of the minutes and adopt them as presented. The motion was seconded by Gail Credit.*

There were no corrections. The motion was put to a vote:

Yea (5): H. Vogel, M. Shantz, E. Mahoney, M. Zaar and G. Credit

Nay (0):

Motion Carried

OFFICER REPORTS:

President: Many thanks and appreciation was extended to the retiring Board members for their years of service. The new Board was introduced by Harry Vogel. Contact informs was provided by Harry Vogel for those who need to register for the COVID-vaccine. You can register on line at **SCGOV.NET** or call **941-861-8297**. We also have new owners; Jan & Gary Zepnick who purchased Villa 4135 Bella Pasque.

Treasurer: Please see attached report prepared by former Treasurer, George Horn for the yearend report. We under budget in the amount of \$3,937.30 which should be moved to retained earnings which The Board shall use as needed.. All special assessment funds are due in by February 1st.

A motion was made by Mary Zaar that the Board approves the unaudited Treasurer's report as presented. The motion was seconded by Marci Shantz. There was no discussion. The motion was put to a vote:

Yea (5): H. Vogel, M. Shantz, E. Mahoney, M. Zaar and G. Credit

Nay (0):

Motion Carried

Management Report: Comments to be deferred to agenda items.

REPORT OF COMMITTEES:

a.) **Architectural Review:** Brian Caruso reported we had no requests submitted for January.

b.) **Grounds:** Please see attachment #2 for the January walk around report.

c.) **Pool & Cabana:** Aqua Cal repaired the heater back in late December early January. We may be on borrowed time as the equipment was installed back in 2013. Discussion noted that we need two signs to reflect pool use during the COVID PANDEMIC. These will be installed at each pool gate entry.

d.) **Master Liaison Committee:** Harry Vogel will meet with the master association about the pond. There seems to be some confusion on who maintains it and we need this in writing. The fountain is currently not working and this is supposed to be maintained by the master association as well. The master association may decide to remove the fountain. Villa Vivaci owned the fountain at one point in time and gave it to the master association about two years ago. Eileen Mahoney offered to research fountain costs. This is noted as **ACTION PENDING**.

e.) **Legal & Bylaws:** There was no report at this time.

f.) **Social:** No events have been scheduled until further notice.

9. **OLD BUSINESS:**

a.) **Pressure Cleaning of Driveways & Walkways:** Maintenance letters have been sent out to about 27 lot owners. Owners need to complete their work by March 15th.

b.) **Painting Project:** The project is scheduled to commence in February. Park vehicles inside your garage. The painters will work around the power washing crew.

c.) **MRT- Landscaping & Irrigation Issues:** Work in progress.

10. **NEW BUSINESS:**

a.) **Finalize 2021 Committees:** Please see attachment #3.
Communications & Newsletter: Mary Zaar & Collette Sears
Welcome Package: Julie Johnson

b.) **Renewal Contracts for 2021: ACTION PENDING**

c.) **Update Vendor List:** The current list of vendors needs to be updated for 2021. **ACTION PENDING.**

10. **Communication from Owners: none**

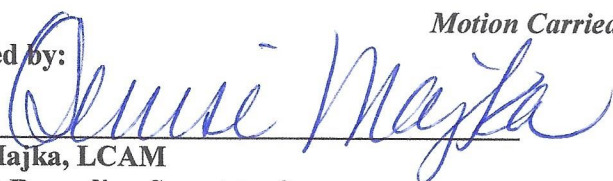
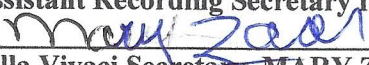
11. **Resident Forum:**

A request was made to have the black sidewalk section cleaned near the Penman villa on Bella Pasque. Neptune Power washing will be asked to clean this section of sidewalk as it could be a liability issue due to dirt and mold.

Street light is not working in the culded sac on Bella Pasque. This will be reported to the master association.

12. **Announcements:** The next meeting date will be **February 18, 2021 at 2:00 pm** at the Venetia Clubhouse.

13. **Adjournment:** *A motion was made by Eileen Mahoney and seconded by Marci Shantz to adjourn the meeting at 2:53 pm.*

Submitted by: *Motion Carried*

Denise Majka, LCAM
Assistant Recording Secretary for,

Villa Vivaci Secretary, MARY ZAAR
W/attachments (1-3)

Approved on: 2/18/ 2021

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

Board Meeting Minutes

1.21.2021

Attachments: 1-3

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 21, 2021**

**APPEARANCE OF LOT OWNERS
GUIDELINES FOR SPEAKING TO THE BOARD**

1. All who wish to speak must sign in. State name, address and briefly state your topic to be presented.
2. All speakers will be called upon in numerical order of sign in.
3. All speakers will be permitted three (3) minutes to make their presentation.
4. After all speakers have been recognized and allowed to speak there will be NO interaction with the Board.
5. No one will be permitted to comment on any item that is not posted on the Agenda unless that has been addressed during the Unit Owner Input allotted time.
6. All cell phones must be turned off.

	NAME	ADDRESS	SUBJECT
1.	Frank Credit	_____	_____
2.	S. Johnson	_____	_____
3.	J. Whitehead	_____	_____
4.	D. Keyka	_____	_____
5.	R. DePorne	_____	_____
6.	B. Curuso	_____	_____
7.	J. Johnson	_____	_____
8.	J. Honerstein	_____	_____
9.	B. Repman	_____	_____
10.	G. Horn	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____

END OF YEAR FINANCIAL FOR VILLA VIVACI 2020

#1

Assets:

Operating	\$14,802.33
Reserve	\$28,897.74
Other	\$2,020.34
Total	\$45,720.41

Budget	\$114,840.00 (does not include interest earned)
Expenses YTD	\$110,902.70
Net Income	\$3,937.30 (moves to Retained Earnings in 2021)

Notes: 25% of Electric budget unused. Pool heater inop reducing electric c costs. (\$1451.05)
57% of Water budget unused. Over budgeted 2020 due to high water costs in 2019. (\$1945.84)
100% of Legal budget unused. (\$400)
100% of Contingency budget unused. (\$570)
Total: \$4,366.89

Villa Vivaci Neighborhood Association, Inc.

Managed by:
Argus Management of Venice, Inc.
181 Center Road, Venice, FL 34285
Office: (941) 408-7413 Fax: (941) 408-7419
Denise Majka – Manager denise@argusvenice.com

#2

WALK AROUND

January 6, 2021

Wednesday

(9:00 am – 10:15 am)

FALL /WINTER TEAM IN EFFECT

Present: Jim Lonergan, Oz Flores & Ian, Harry Vogel, Deb Lohner, Sue Fairbrother, Bill Brown and Denise Majka

MRT TO SUPPLY MONTHLY SERVICE SCHEDULE FOR COMMUNITY.

MASTER ASSOCIATION

Preserve Perimeter: No issues at this time.

Street Gutters: Argus to send email to Sunstate to request street gutters be powered washed in Villa Vivaci – 9.3.2020 – **Action - Master association is no longer providing this service. There has been no written communication given to Villa Vivaci on this matter.**

Pond at BP: No issues at this time.

Fountain: Pending master assn. decision.

SPECIAL ATTENTION FOR THE FUTURE

Review replacing old and dying Variegated Arbutus Plants between driveways. Discuss costs and responsibilities for replacements as related to budget/ special assessment to owners. MRT is developing a 10 year plan for plant replacements. **Action pending.**

GENERAL CONDITIONS

Irrigation: Oz Flores will be overseeing all irrigation issues.

MRT: To provide the Grounds Committee & Argus a schedule of the days and times the irrigation zones operate.

Communication Issues: Discussion was held on getting better communication with handling service requests. MRT will knock on the villa door to advise the owner or resident that the work order has been completed. If the owner is not home, MRT will leave a door hanger. **Process is still in place as needed.**

Driveway Triangles: MRT will install another small sample piece of turf at 4555 CG. This seems to be a very good alternative for replacing sod. MRT will count the number of triangles and price out for an estimate. Product comes in one piece with no seams and a colorfast warranty. Waiting on pricing from MRT. **Add one more small piece of sample turf at 4557 CG & 4555 CG. Pending discussion on the use of Artificial Materials per documents.**

Power Washing Roof: Project to start about January 15th Check for water usage his being processed. Contract has been signed by Harry Vogel.

Pole Area: Replace one Hibiscus bush...red – error in planting- bush has white blossoms – to be replaced with red.

Sidewalks: OK

Mowing: OK

Weeding: OK

Mulch: Owner (Barth – 45571 CG) requested mulch to be added between villas due to wash out.

Fertilization: OK

Pruning / Trimming: OK

Oak Trees: OK

Washingtonian Palms: OK

Miscellaneous Palms: Spray sago palm at 4529 CG – seems to have a fungus disease.

Pest Control: OK

Cabana Bathroom: OK

Pool Pump Room: OK

Pool Fence Line: may need to replace the Ligustrum Tree at outside corner of pool area fence..... re- inspect in March.

Cabana Backflow: OK

Sod: OK

PLANT REPLACEMENT LIST FOR 2021: MARCH (?)

4564 CGremove 3 hawthorne and add ixora

4650 CGadd 2 plants at walkway

4521 CGadd 2 mammie crotons

4534 CGadd 4 mammie crotons

4550 CG.....add mammie crotons - pull out 3 old hibiscus plants at electrical box

4552 CGreplace plants at the side wall of the garage ????? – McErlain

VILLA FRONTS:

4525 CGmove Christmas plant from sidewalk to the front door area.

4141 BPmove small flamingo statue to the front door area.

4134 BPremove Christmas plants out of the front flower bed.

4122 BPremove Christmas plants out of the front to the front door area.

Walk Around – Wednesday - February 3, 2021 – 9 AM

#3

2021 Villa Vivaci Committees

ARC Committee

Brian Caruso

Jim Lonergan

Jim McErlain

Social Committee

Tricia Vogel (C)

Barb Trela (C)

Evie Delorme

Mary Zaar

Sue Caruso

Gail

Grounds Committee

Jim McErlain (C)

Jim Lonergan

Pool/Cabana Committee

Deb Lohner (C)

Joan Whitehead (C)

Legal/Bylaws

Larry Martin (C)

Master Liaison Committee

Harry Vogel (C)

Social Committee

Tricia Vogel (C)

Barb Trela (C)

Evie Delorme

Mary Zaar

Sue Caruso

Flag /Memorial Park Maintenance

Dick Seals

Website Updates/Communications
Mary Zaar

Newsletters and Welcome Pkg
Julie Johnson ©
Colette Sears
Mary Zaar