

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not –for Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

March 18, 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 Cancellero 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 **3.15.2021** 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: Fourteen (14) Owners were present in the audience.

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

Minutes of the February 17, 2021 Board Meeting were reviewed. *A motion was made by Gail Credit to waive the reading of the minutes and adopt them as presented. The motion was seconded by Marci Shantz. Discussion noted that committee lists were not finalized. 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: There was no report at this time. Everyone has been busy with the on-going projects at hand.

Treasurer: January financial statement was received and reviewed. *A motion was made by Marci Shantz that the Board approves the unaudited financial statement for January as presented. Discussion noted that the water bill maybe higher from the water used during the power washing project. The motion was seconded by Mary Zaar. 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: There were no requests submitted at this time.

b.) Grounds: Jim Lonergan reported on behalf of Jim McErlain. Plant replacements have been completed for this year. Many plants are about 15-20 years old. Dead plants will be removed as needed. The plant replacement program will be evaluated again later in the year for future anticipated costs for the budget process. Currently, have only replaced plants along the front and side walkway of garages. Some plants were added at the electrical boxes where old or dead plants were removed. The committee will be working on a plan to remove all Washingtonian palms over the next several years. We have about 50 palms trees and we are now down to 32. The committee will submit a plan and cost to remove about 3 palms over the next 6 years for budget purposes.

Driveway& Walkway Cleaning: All have been completed except 2: 4522 CG & 4137 BP

Driveway Sealing: *Action Pending.*

- c.) **Pool & Cabana:** A pool treatment was needed for “mustard algae”. *A motion was made by Marci Shantz that the Board ratify the expense not to exceed \$100.00 for the pool treatment. The motion was seconded by Mary Zarr. Discussion noted that the pool can remain open. There was no further 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

- d.) **Master Liaison Committee:** No report at this time.
- e.) **Legal & Bylaws:** No report at this time.
- f.) **Social:** New Owner at 4525 CG were welcomed to the Neighborhood

9. **OLD BUSINESS:**

- a.) **Painting Project:** Completed.
- b.) **Power Washing Roofs:** All roofs have been cleaned except for 4 roofs. It was noted that Poseidon Power Washing took notes of roof tiles that were loose or cracked. It was suggested that owners can have a service check their own roofs for an inspection report. Deb Lohner suggested “Roof Leak Patrol” who can offer a free estimate. See Deb Lohner for a business card. Discussion was held on the advantages or disadvantages for having your tile roof sealed.
- c. **MRT–Irrigation Issues:** Currently, the project is 30% done. We should be finalizing the remaining project (phase 2 & 3) by the end of April. This was funded through a special assessment. We are also waiting on a report of all controller locations as well as the operation of the irrigation zones.
- d.) **Finalize 2021 Committees:** Some revisions need to be made. This is tabled for April meeting. All Committee chairpersons reports need to go to the President.
- e.) **Renewal Contracts for 2021:** Completed.
- f.) **Update Vendor List:** Completed.
- g.) **Schedule of Events for 2021:** Completed.
- h.) **Painting of Electrical Boxes by FPL:** FPL does not allow business or residential entities to “paint” their electrical boxes that are faded or rusted. Service requests can be called in and there is a service charge for painting each box.
- i.) **Artificial Turf for Ground Triangles:** The master Association has declined Villa Vivaci’s request to install artificial turf. We need other options for better maintenance of the sod triangles.
- j.) **Fountain Services:** The service agreement as not been renewed. No funds have been allocated to this line item for 2021. About two years ago, the Board decided to vacate service to this item. The Master Association acknowledged they own it. The fountain has been shut off. The Master Association’s Environmental Committee is responsible for maintenance. It was noted there are electrical expenses that’s related to the operation of the fountain.

10. **NEW BUSINESS:**

- a.) **Miscellaneous Other:** Any inquiries regarding the Xfinity Cable Contract or Service needs to be directed to Brian Rivenbark at Sunstate Management.

10. **Communication from Owners:** None

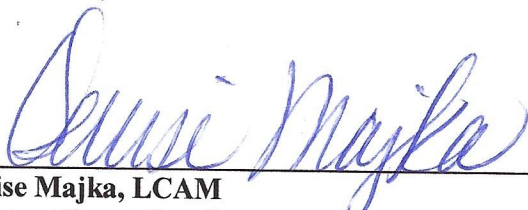
11. **Resident Forum:** None

12. **Announcements:** The next meeting date will be **APRIL 15, 2021 at 5:30 pm** at the Villa Vivaci Pool Cabana.

13. **Adjournment:** *A motion was made by Eileen Mahoney and seconded by Gail Credit to adjourn the meeting at 3:00 pm.*

Motion Carried

Submitted by:

A handwritten signature in blue ink, appearing to read "Denise Majka", written over a horizontal line.

Denise Majka, LCAM
Assistant Recording Secretary for,

A handwritten signature in blue ink, appearing to read "Mary Zaar", written over a horizontal line.

Villa Vivaci Secretary, Mary Zaar

Approved on: 5-18 2021

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

Board Meeting Minutes

3.15.21

Attachments: A - C

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



WALK AROUND MARCH 3, 2021 Wednesday (9:00 am – 10:00 am)

FALL /WINTER TEAM IN EFFECT

Present: Jim Lonergan, Oz Flores, Ian, Deb Lohner and Denise Majka

MASTER ASSOCIATION

Preserve Perimeter: Some vertical cuts will be done.

Street Gutters: Master association is no longer providing this service.

Pond at Bella Pasque: OK

Fountain: Issues pending with master association. Currently the fountain is shut off.

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.

GENERAL CONDITIONS

MRT: To provide the Grounds Committee & Argus a schedule of the days and times the irrigation zones operate. **MRT TO SUPPLY MONTHLY SERVICE SCHEDULE FOR COMMUNITY. NEED COPY OF IRRIGATION DAYS & TIMES FOR ALL ZONES.**

Irrigation: Oz Flores will be overseeing all irrigation issues. Changing nozzles & valves in March. Driplines need to be added in some areas.

Communication Issues:

Driveway Triangles: Artificial turf triangles to be removed. Further discussion on the use of Artificial Materials per documents is pending. Remove existing 2 pieces of turf. Possible board presentation to the master on the subject.

Power Washing Roof: Almost complete. Work is being done on Bella Pasque. About one more week to go.

Pole Area: MRT ready to do a hard cut this month.

Sidewalks: OK

Mowing: OK

Weeding: OK

Mulch: see below

Fertilization: OK

Pruning / Trimming: OK

Oak Trees: This time of year..... they are shedding leaves and pollen.

Washingtonian Palms: OK



Miscellaneous Palms/Trees:

1. MRT to give quote to clean out 5 stalks in the Bird of Paradise plant at the rear of villa on CG cul-de-sac.

2. MRT to give quote to remove Ligustrum tree at corner of pool area. Tree is dying. No new growth. Possible replacement may be a tripod stemmed palm tree to match other palm at the corner of the pool area.

Pest Control: OK

Cabana Bathroom: OK

Pool Pump Room: OK

Pool Fence Line

Cabana Backflow: OK

Sod: see below

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 5 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

4138 BP.....replace 1 dead hawthorne bush at walkaway

VILLAS:

1. **4540 CG:** remove grass & weeds between villas with sod cutter and add mulch – need MRT estimate.

2. **4550-4546 CG:** remove grass & weeds between villa pavers and add sod & mulch – need MRT estimate.

3. **4546 CG:** restake podocarpus- - check conditions in NOV.

4. **4551 CG:** remove cocoplum and carrissa plants at rear of villa bed.
Plants were noted as being “sample” plants for replacement purposes.

5. **4529 CG:** large area of dead grass is at rear of villa- may need to replace - need MRT estimate.

6. **4138 BP:** check bad solenoids - may need to be replaced.

7. **4114 BP:** owner called in - driveway, etc. to be cleaned after the roofs are cleaned.

8. **4137 BP:** letter sent to Owner 3.8.21 to power wash drive, etc. and exterior of villa – mold all over.



9. **4126 BP:** remove dead shrub along walkway - no replacement plant required. - **DONE**

10. **4120 BP:** adjust sprinkler heads so they do not spray into the lanai remove shrub/s at water faucet for easier access.

11. **4145 BP:** power wash brick pavers to pool area off BP- **DONE**

12. **4145 BP:** repair sinkhole in lawn area between villa and the neighbors.

13. **CG: DeWire:** request for irrigation heads to be adjusted off at rear of villa – water spraying into the lanai. - needs copy of irrigation schedule.

Walk Around – Wednesday – APRIL 7, 2021 – 9 AM

To: Board of Directors

March 18, 2021

Subject: Grounds committee recommendations for the March 18, 2021 board meeting

Dead and/or storm damage Washingtonian tree removal and trimming

Background: This subject was researched by the 2020 grounds committee on 2-5-20. Their agreement was to make a recommendation to the board at the April board meeting but due to the virus situation it was put on hold and becomes carryover to 2021. Their recommendations were as follows:

- a. The association assumes all responsibility for tree removal
- b. The association is not responsible for the removal of tree stumps after tree removal
- c. The association assumes all responsibility for tree trimming

Recommendation: The 2021 grounds committee recommends the board accept the 2020 grounds committee findings from their 2-5-20 ground meeting.

Recommendation: The 2021 grounds committee recommends the board should budget for total Washingtonian tree removal (18 trees remain) removing 3 each year over the next 6 years beginning with the 2022 fiscal year.

Note: The current cost to trim each tree is \$50. The current cost to remove each tree is \$300. So the end cost to remove "each" tree would be \$350 - \$50 trim savings = \$250 per year or \$750 for 3 trees. That equates to \$750/66 units = \$11.36 per unit expense.

Dead shrub replacement

Background: Beginning with the 2022 fiscal year, with the focus for community consistency as viewed from the street toward the front of the unit, the HOA will be the responsible for dead shrub replacement for limited areas.

Recommendation: The 2021 grounds committee recommends the HOA be responsible for dead shrub replacement restricted to the plantings between the drive way, those on each side of the garage door and those off the garage corner toward the street curb. Also, the HOA will be responsible for the removal of any dead plantings throughout the community.

Grounds Committee
Jim McErlain Chairman

1. Dead shrub replacement was initially addressed at the 10-20-11 board meeting. It was reported in the minutes from that meeting in part "VVNA shall exercise discretion based on reasonableness of cost and aesthetic value to the neighborhood in funding such replacement landscape".



2. With this guidance, the grounds committee has ongoing applied a practice, when considering dead shrub replacement, to focus on community consistency only with the view of the "front" of each unit from the street. No other dead shrubs on the unit property are the responsibility of the association. Keep in mind over the many years it is not possible to single out and identify original plantings versus those planted by the homeowner with or without ARC approval. However, those shrubs in the front of each unit, between the driveway, on each side of the garage door and those from the corner of the garage door forward to the street curb, remain original plantings.

MRT of Southwest Florida Lawncare LLC

204 S. Main Avenue, Ste 16
Lake Placid, FL 33852
(941) 235-0662
paula@mrtlawn.net



INVOICE

BILL TO
Villa Vivaci Neighborhood Association
c/o Argus
181 Center Rd
Venice, FL 34285
United States

INVOICE 3439
DATE 03/17/2021
TERMS Due on receipt
DUE DATE 03/27/2021

DESCRIPTION	QTY	RATE	AMOUNT
4124 Bella Pasque Emergency response. Lanai flooded. Billable item at an overtime rate of \$ 65.00 an hour and \$180.00 trip charge.	1	245.00	245.00

We appreciate your business and look forward to helping you again soon.

BALANCE DUE

\$245.00



Professional Fountain Services LLC
2227 stratford dr.
sarasota, FL 34232
(941) 320-8279
PFS@Professionalfountainservices.com



ADDRESS

Denise Majka
Argus Venice/Villa Vivaci
181 Center Rd.
Venice, FL 34285

Estimate 1595

DATE 02/18/2021

ACTIVITY	QTY	RATE	AMOUNT
service/repair:service COMPLETELY REMOVE ONE 2HP FLOATING FLOATING FOUNTAIN SYSTEM. REMOVE FOUNTAIN BREAKERS/TIMERS LABOR INCLUDED	1	700.00	700.00
service/repair:service repair FLOATING FOUNTAIN UNIT: REPLACE ONE 2HP GRUNDFOS 150G PUMP/MOTOR COMPLETE USE SAME FRAME/FLOATS/CABLE/LIGHTS LABOR INCLUDED	1	4,373.57	4,373.57

This is an estimate for Villa Vivaci.

*We have not checked the fountain unit. The fountain in place
may be in good working condition.

If you have any questions please call or email us.

Thank you,

TOTAL

\$5,073.57

Accepted By

Accepted Date

*Totally New Fountain
Cost about \$8000.*

*NO
ACTION*