

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not -for Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

April 15, 2021

A Regular Meeting of the Board of Directors was scheduled to be held at 5:30 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 5:30 pm.

Proof of Notice was properly posted on 4.12.2021 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: Approximately thirteen (13) Owners were present in the audience.

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

Minutes of the March 18, 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. 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: Please turn off all cell phones.

Vice President: No report at this time.

Secretary: No report at this time.

Director: No report at this time.

Treasurer: The February and March financial statements were received and reviewed. A motion was made by Mary Zaar that the Board approves the unaudited financial statement for March as presented. The motion was seconded by Marci Shantz. Discussion noted that the cost of painting the fascia was not part of the special assessment would be an extra charge. 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 shall be deferred to the agenda items.

REPORT OF COMMITTEES:

a.) Architectural Review: No report at this time.

b.) Grounds: The walk around report for April was reviewed. See attached.

c.) Pool & Cabana: Pool cleaning is being done too early in the morning. They are requesting that the pool be cleaned a bit later in the morning hours. Pool service came early in the morning to clean the algae. Not sure if they could see what they were cleaning.

Replacement of Pool Key: *A motion was made by Marci Shantz that the Board approves the \$5.00 cost for a replacement pool key to be paid by the Lot Owner. The motion was seconded by Mary Zaar. 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

d.) **Master Liaison Committee:** No report at this time.

e.) **Legal & Bylaws:** No report at this time.

f.) **Social:** No report at this time.

9. OLD BUSINESS:

a.) **MRT Landscaping:** MRT was informed that the grass between Jacaranda and the pond was the maintenance responsibility of the master association. There may be no more new plantings until the fall due to budget restraints. Discussion was held regarding the approval of \$540 to trim out a Bird of Paradise plant on Canello Grande.

b.) **MRT – Irrigation:** A Testing Day will be set up by MRT for residents to inspect their own irrigation system at their villas to help determine what repairs are needed to be addressed. Information will be posted on the bulletin board along board along with irrigation zones and times.

c.) **Finalize 2021 Committees:** *A motion was made by Gail Credit that the Board approves the posting of the 2021 Committee Listings on the website (see attached). 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

d.) **Miscellaneous Other:** Discussion was held on a variety of several services requests that were submitted for a action.

10. NEW BUSINESS:

a.) **Miscellaneous Other:** Discussion was held on the projected budget prep for 2022. It was noted that we may need to be adding more funds for the vertical trimming of the preserve areas. The Washingtonian palm trees will be reviewed for possible removal on a scheduled basis. Frank Credit and Bill Brown will meet with ARBOR-X Tree Service to obtain more information on this pending project.

10. **Communication from Owners:** None

11. **Resident Forum:** None

12. **Announcements:** The next meeting date will be May 20,2021 at 2:00 pm.

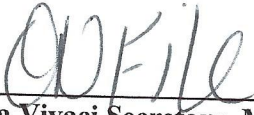
13. **Adjournment:** *A motion was made by Eileen Mahoney and seconded by Mary Zaar to adjourn the meeting at 6:20 pm.*

Motion Carried

Submitted by:



Denise Majka, LCAM for



Villa Vivaci Secretary, Mary Zaar

Approved on: 5/20/ 2021

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

Board Meeting Minutes

4.15.21

Attachments: A & B

Villa Vivaci Neighborhood Association, Inc.

Managed by: Argus Management of Venice, Inc.
1062 East Venice Avenue, Venice, FL 34285
Office: (941) 408-7413 Fax: (941) 408-7419



COMMITTEES 2021

As of 4.15.2021

Grounds: A TEAM-Winter (Nov-Apr)

Jim McErlain (chair) jim.mcerlain@gmail.com
James Lonergan.....jvl4123@gmail.com
Deb Lohnerjimbodebs@gmail.com
Bob Carragher carragher1026@gmail.com

Grounds: B TEAM-Summer (May-Oct):

Jim McErlainjim.mcerlain@gmail.com
Deb Lohner..... jimbodebs@gmail.com
Bill Brown brownie.brsh63@yahoo.com
Frank Creditfcredit@charter.net

Architectural Review:

Brian Caruso (chair)venicecaruso1@yahoo.com
Jim Lonergan.....jvl4123@gmail.com
Jim McErlain.....jim.mcerlain@gmail.com

Pool & Cabana:

Deb Lohner (co-chair) jimbodebs@gmail.com
Joan Whitehead (co-chair).....joansjade@gmail.com

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COMMITTEES 2021

As of 4.15.2021

Legal & Bylaws:

Larry Martin (chair).....larrymartin1938@comcast.net

Master Liaison:

Harry Vogel (chair).....pres2021778@gmail.com

Eric Barth..... pebarth1@gmail.com

Newsletter & Welcome Package:

Julie Johnson (chair)missjuliej20@comcast.net

Colette Sears.....dezinelady.colette@yahoo.com

Mary Zaar.....mzaar37Venetia@gmail.com

Website/Communications:

Mary Zaar (chair).....mzaar37Venetia@gmail.com

Social:

Tricia Vogel (chair)triciavogel@gmail.com

Barb Trela (chair).....trealbr@yahoo.com

Evie Delorme.....craftyknit@hotmail.com

Mary Zaar.....mzaar37Venetia@gmail.com

Sue Caruso..... _____

Flag/Memorial Park:

Dick Sealsdickseals53@gmail.com

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

(B)

WALK AROUND

APRIL 7, 2021

Wednesday

(9:00 am – 10:00 am)

FALL /WINTER TEAM IN EFFECT

Present: Jim Lonergan, Oz Flores, Ian Gannon, Harry Vogel, Deb Lohner, Bill Brown, Bob Carragher, Frank Credit and Denise Majka - copy to Jim McErlain

MASTER ASSOCIATION

Preserve Perimeter: to be trimmed as needed this month- Email request submitted per villa 4559 CG.

Street Gutters:

Pond at Bella Pasque:

Fountain: 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 once a month service inspection for the community. Copy of irrigation days & times for all zones has been provided and will be posted on the community bulletin board. Oz Flores and Ina Gannon will be overseeing all irrigation issues. Changing nozzles & valves as needed. Driplines to be added in some areas. All controller zones have been checked except for one. Watering schedule is set for 2 times per week.

Communication Issues: Some owners have been calling Oz directly for work order service requests and bypassing the Grounds Committee and the Management Office. MRT will refer all Owner calls to contact the management office.

Driveway Triangles: some are browning out....lack of rain and MRT to recheck sprinkler heads.

Flag Pole Area: OK

Sidewalks: OK

Mowing: large open areas in rear of villas to be mowed this month.

Weeding: New Pest Control Company (POWER X – sub-contractor) has been hired by MRT for weed control and fertilization.

Fertilization: see above – reports will be submitted by MRT for this activity.



Mulch: OK

Pruning / Trimming: OK

Oak Trees: OK

Washingtonian Palms: Pending a Special Project for Removal per Future Budgets.

Pest Control – Cabana: OK

Cabana Bathroom: OK

Pool Pump Room: OK

Pool Fence Line: OK

Cabana Backflow: OK

Sod: See attached PENDING ESTIMATES-
#1070 (\$3,120.00)
#1069 (\$755.00)
#1068 (\$755.00)

Miscellaneous Palms/Trees:

1. MRT provided quote to clean out 5 stalks in the Bird of Paradise plant at the rear of villa on CG cul-de-sac. Cost to be approved at the next Board meeting. See attached estimate #1065.....\$540.00.

2. MRT provided quote to remove Ligustrum tree at corner of pool area. and provide suitable replacement palm and surrounding ground plants. Cost to be approved at the next Board meeting. See attached estimate #1066 \$1,760.00.

PLANT REPLACEMENT LIST FOR 2021: Work completed and MRT to submit invoice for payment.....estimate #1067.....\$905.00.

- 4564 CGremove 3 hawthorne and add ixora
 - 4650 CGadd 2 plants at walkway
 - 4521 CG add 2 mammie crotons
 - 4534 CGadd 5 mammie crotons
 - 4550 CG.....add mammie crotons - pull out 3 old hibiscus plants at electrical box
 - 4138 BP..... replace 1 dead hawthorne bush at walkaway
-

VILLAS

(B)

1. 4540 CG: remove grass & weeds between villas with sod cutter and add mulch –MRT estimate.....pending.
2. 4550-4546 CG: remove grass & weeds between villa pavers and add sod & mulch – MRT estimate..... pending.
3. 4546 CG: restake podocarpus..... completed.
4. 4551 CG: remove cocoplum and carrissa plants at rear of villa bed. Plants were noted as being “sample” plants for replacement purposes. completed.
5. 4529 CG: large area of dead grass is at rear of villa- may need to replace - pendingOwners expense.
6. 4138 BP: check bad solenoids - may need to be replaced-completed
7. 4126 BP: remove dead shrub along walkway - no replacement plant required. – completed.
8. 4120 BP: adjust sprinkler heads so they do not spray into the lanai remove shrub/s at water faucet for easier access – completed.
9. 4145 BP: repair sinkhole in lawn area between villa and the neighbors. completed.

10. 4124 BP –Gabbard –adjust sprinkler heads that are spraying water into rear lanai - called in 4.6.21- completed.
11. 4526 CG- Jerpi – remove dead plant at walkway and replace – trim shrub shorter near garage door- mow grass in rear ditch area- completed.
12. 4141 BP - Grass in rear area of villa needs mowing -completed.

Walk Around – Wednesday – MAY 5, 2021 - 9 AM