

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
*A Corporation Not -for Profit*

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**  
**MAY 20, 2021**

A **Regular Meeting** of the Board of Directors was scheduled to be held at **2:00 pm** hosted by Argus Management of Venice via Teleconference Call.

**Call to Order:** President, Harry Vogel called the meeting to order at **2:05 pm**.

**Proof of Notice** was properly posted on the property **5.16.2021** according to the Florida State Statutes.

**Quorum (4) Present:** President.....Harry Vogel.....present  
Vice President..... Eileen Mahoney .....present  
Secretary..... Mary Zaar..... **absent**  
Treasurer..... Gail Credit..... present  
Director..... Marci Shantz.....present  
Asst. Recording Secretary...Denise Majka.....present

**Lot Owners Present:** Approximately Fifteen (15) Owners were present.

**Minutes of the April 15, 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 by Eileen Mahoney that the April minutes be amended to reflect a change that the board did not approve the extra cost of painting the fascia and was not part of the special assessment project and that this was noted as an extra work order which should be paid out of the operating account and the cost of trimming the Bird of Plant at a cost of \$560 was not board approved prior to the work being completed. The motion was amended and put to a vote:*

*Yea (4): H. Vogel, M. Shantz, E. Mahoney and G. Credit*  
*Nay (0):*

*Motion Carried*

**OFFICER REPORTS:**

**President:** The meeting agenda was verbally announced by Harry Vogel.

**Vice President:** Eileen Mahoney commented on the conditions of the grass/turf due to the lack irrigation. It was noted that the Irrigation Testing Day is pending.

**Secretary:** No report at this time -absent.

**Director:** Marci Shantz reported that the recycling pick up scheduled for Friday will be done on Monday. This is due to a shortage of personnel.

**Treasurer:**

The **March** financial statement was received and reviewed. *A motion was made by Eileen Mahoney that the Board approves the unaudited financial statement for March as presented. The motion was seconded by Marci Shantz. Discussion noted by Eileen Mahoney that the March statement be reviewed for corrections on page 10. The motion was amended and put to a vote:*

*Yea (4): H. Vogel, M. Shantz, E. Mahoney and G. Credit*  
*Nay (0):*

*Motion Carried*

The **April** financial statement was received and reviewed. *A motion was made by Marci Shantz that the Board approves the unaudited financial statement for April as presented. The motion was seconded by Harry Vogel. Discussion noted that the status on irrigation special assessment has not been paid in full. The motion was put to a vote:*

*Yea (4): H. Vogel, M. Shantz, E. Mahoney and G. Credit*  
*Nay (0):*

*Motion Carried*

**Management Report:** Comments shall be deferred to the agenda items.

## **REPORT OF COMMITTEES:**

a.) **Architectural Review:** George Horn reported for Brian Caruso and noted that 2 were pre-approved by the ARC:  
*A motion was as made by Gail Credit that Board approves the two (2) requests as submitted for 4525 Cancelllo Grande (Reyka) to remove plants in alcove and replace with brick pavers and for 4552 Cancelllo Grande (Johnson) to remove palm tree/s and add plants at a later date. The motion was seconded by Marci Shantz. There was no discussion. The motion was put to a vote:*

*Yea (4): H. Vogel, M. Shantz, E. Mahoney and G. Credit*

*Nay (0):*

*Motion Carried*

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

Frank Credit and Bill Brown are working on the Washingtonian Project to best determine a possible solution to trimming the palms verse total removal. This project information can be helpful for preparing future budgets.

*Action Pending.*

It was noted that the committee can make recommendations to the board to increase or decrease the watering schedule as needed. It was noted that increasing the watering will also increase the electrical costs for running the pumps.

Special service requests (not covered in the contract) that involve time/labor/materials can be charged back to the lot owner. Vertical cutting to be done in May at budget costs not to exceed \$1200.

It was noted that final payment to MRT will not be disbursed until a final inspection of Phase 2 & 3 along with wet checks have been completed to satisfaction.

*Gail Credit extended a very special thank you to all who have been working on the grounds committee to help make the community look its best while trying to work with a 20 year old irrigation system.*

c.) **Pool & Cabana:** It was noted that the pool service provider will be cleaning the pool later in the morning hours.

d.) **Master Liaison Committee:** It was noted that Mike Jalbert may serve on the Master Committee as a member at large for Villa Vivaci.

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

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

## **9. OLD BUSINESS:**

a.) **MRT – Irrigation:** Jim McErlain offered to compose a draft letter and other related correspondence to be sent out to the membership for a better understanding of how the Irrigation System Project is working and how it is still progressing with MRT. Most owners have a lack of understanding as they do not attend or participate in board Meetings. The letter was read aloud to those attending the meeting.

*A motion was made by Gail Credit that the Board approves the mail out of the correspondence entitled “ Overview of the Villa Vivaci Irrigation System” to all members of Villa Vivaci as soon as possible. The motion was seconded by Marci Shantz. Discussion noted that the correspondence should be sent o out before the next meeting. The motion was put to a vote:*

*Yea (4): H. Vogel, M. Shantz, E. Mahoney and G. Credit*

*Nay (0):*

*Motion Carried*

*A motion was made by Gail Credit that the Board schedules a regular board meeting set for June 16, 2021 at 2 pm via conference call. The motion was seconded by Marci Shantz. There was no further discussion. The motion was put to a vote:*

*Yea (4): H. Vogel, M. Shantz, E. Mahoney and G. Credit*

*Nay (0):*

*Motion Carried*



- b.) **FPL – New Plant Removals:** Several plants were removed by FPL when making a repair to a transformer box. Plants were pulled at other locations by FPL. Plants are to be a planted a specific distance from and is so noted on the equipment. Additional ground repairs are needed around the box at 4520 Canello Grande.

**10. NEW BUSINESS:**

- a.) **OPEN:** Committee members are not allowed to approve quotes, proposals or invoices. This is a Board function only. Pending expenses need to be presented to the Board for review and action.

- 11. Communication from Owners:** Notices and schedules, etc. are [posted on the bulletin. Other means of communication is the website and email blast. Email blasts requires information submitted by the Owners with their authorization. The Board needs to approve a policy or resolution for email blasts.

**12. Resident Forum:**

Discussion noted the following items:

Many complaints have been received that phase 2 & 3 are still not working and this has been a problem for several months.

Recent irrigation pump switch was broken and no information was sent to the owners.

Lack of rain is not an issue with the brown grass.

The irrigation for larger lots may need more pop up heads in the grounds.

The irrigation heads are not being cleaned out and not cleaned out around the donut covers.

Cleans outs should be done every other month.

It was noted that MRT services were terminated with the master association. They then contracted with West Coast Landscaping and they are not satisfied with their services.

Special irrigation projects are rarely included under regular landscape contracts.

There appears to be no follow up on service requests.

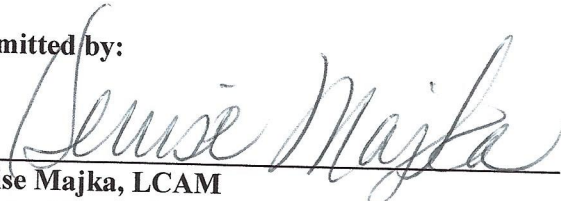
Need a current schedule for irrigation: day & times.

- 13. Announcements:** The next meeting date will be **JUNE 16, 2021 at 2 PM via teleconference call.**

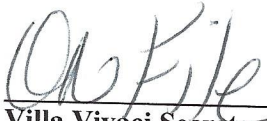
- 14. Adjournment:** *A motion was made by Eileen Mahoney and seconded by Gail Credit to adjourn the meeting at 4:25 pm.*

*Motion Carried*

Submitted by:

  
Denise Majka, LCAM

Assistant Recording Secretary for,

  
Villa Vivaci Secretary, Mary Zaar

Approved on: 6/22/ 2021