

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

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

JUNE 22, 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. Note: June 16th mtg. was cancelled due to poor phone connection.

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

Proof of Notice was properly posted on the property 6.17.2021 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 (10) residents and (1) guest- Ann Viel of the Master Association were present.

Minutes of the May 20, 2021 Board Meeting were reviewed. *A motion was made by Mary Zaar to waive the reading of the minutes and adopt them as presented. The motion was seconded by Gail Credit. The motion was put to a vote:*

Yea (4): M. Shantz, E. Mahoney, M. Zaar and G. Credit

Abstain (1): H. Vogel - Note: President is allowed to call for a motion be made but is not allowed to make motions and only votes to break a tie vote

Motion Carried

OFFICER REPORTS:

President: Ground rules for the meeting will be to turn off or mute all cell phones. Resident comments can be made for a maximum of 3 minutes only when acknowledged by the President. It was noted that Harry Vogel asked Ann Viel of VMA to attend the meeting in regards to following Robert's Rules of Order.

Vice President: It was noted that the Board needs to be more vigilant in reviewing and approving contracts in the future.

Secretary: No report at this time.

Director: No report at this time.

Treasurer: The May financial statement was received and reviewed. *A motion was n made by M. Shantz that the Board approves the unaudited May statement as presented. The motion was seconded by M. Zaar. There was no further discussion. The motion was put to a vote:*

Yea (4): M. Shantz, E. Mahoney, M. Zaar and G. Credit

Abstain (1): H. Vogel

Motion Carried

Follow up: Gail Credit noted that she will look into the accounting procedures and policies for the future.

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

REPORT OF COMMITTEES (as needed):

a.) Architectural Review:

1. Villa 4145 Bella Pasque: *A motion was made by Gail Credit that the Board denies the request for the installation of a trellis as there is no community guidelines or standards set for this item. The motion was seconded by Marci Shantz. Discussion noted that the ARC left this decision to the Board. The motion was put to a vote:*

Yea (3): M. Shantz, M. Zaar and G. Credit

Nay (1): E. Mahoney

Motion Carried

2. *Villa 4145 Bella Pasque: A motion was made by Mary Zaar that the Board requests the Owner remove the trellis and place in inside the garage during hurricane season until the ARC and Board can adopt appropriate standards or specifications for the trellis or other items of this nature. The motion was seconded by Marci Shantz. Discussion noted that additional information or specs of the trellis need to itemized. The motion was put to a vote:*

Yea (3): M. Shantz, M. Zaar and G. Credit

Nay (1): E. Mahoney

Motion Carried

b.) **Grounds:** J. McErlain reported that the Walk Around set for 6.2.21 was cancelled due to a “no show” by the MRT crew and was to be rescheduled for 6.10.21.

Discussion was held on: outstanding work orders. – Vertical cutting was done but not reviewed by the committee-
Wets checks need to be done every-other- month (E.O.M.) which includes cleaning around donut rings at no extra charge and reports tom be sub mitted to the Grounds Committee. Overview of processing service requests and MRT reporting back on completed work orders or service requests.

Focus on future items:

1. Brief functioning of all zones.
2. Zones to be selected and identified.
3. Adjust water schedules for zones 2 & 3.
4. Mowing tall grass behind 4524 & 4534 Canello Grande.
5. No specs to exclude common ground mowing.
6. Complaints noted against MRT and Management about service requests.
7. Grounds team to identify replacement of landscape contractor and develop an R.F.P. (request for proposal). Darrell Reyka & George Horn to head up the R.F.P. process. This will take some time to finalize. R.F.P. to be sent out to selected contractors of choice. Proposals are to be returned to the committee and then to be sent to the Board for review. All data is time sensitive.
8. Budget sheet for R.F.P. will be prepared by J. McErlain, G. Horn and J. Lonergan.

c.) **Pool & Cabana:** No report at this time.

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 – Irrigation:** Phases 2& 3 are pending completion by MRT.

b.) **FPL:** Scheduled replacement the transformer box at 4564 Canello Grande is still pending notice to the to the owners from FPL.

10. **NEW BUSINESS:**

a.) **OPEN:** Add volunteer consultant to the Grounds Committee: *A motion was made by Mary Zaar that George Horn be added as a Volunteer Consultant to the Grounds Committee. The motion was seconded by Marci Shantz. Discussion noted that all committee members need to be listed and sent to the insurance agent for record. The motion was put to a vote:*

Yea (4): H. Vogel, M. Shantz, M. Zaar and G. Credit.

Abstain (1): E. Mahoney

Motion Carried

11. **Communication from Owners:** None

12. **Resident Forum:**

Discussion noted the following items:

1. Tree was removed at 4525 CG by MRT per Owner request and paid for by Owner.
2. Brian Rivenbank (V.M.A.) will check on tree removal tree trimming in common grounds such as the preserve.
3. Ann Viel of the V.M.A. noted that she appreciate all the VVN members who attend the master association meetings and help serve on their committees.

VVN volunteers to VMA Committees:

Landscaping.....Eric Barth

Roads..... Dick Seals

13. Announcements: The next meeting date will be **September 16, 2021 at 11 am** via teleconference call or zoom.

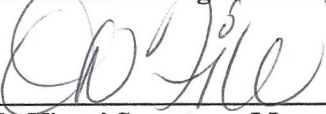
14. Adjournment: *A motion was made by Marci Shantz and seconded by Mary Zaar to adjourn the meeting at 3:55 pm. (2 hrs).*

Motion Carried

Submitted by:



**Denise Majka, LCAM
Assistant Recording Secretary for,**



Villa Vivaci Secretary, Mary Zaar

Approved on: 9/23/ **2021**