

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not –for Profit

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS BUDGET PREP MTG. #1

SEPTEMBER 23, 2021

A *Special Meeting* of the Board of Directors was scheduled to be held at **11:00 AM** hosted by **Argus Management of Venice-1062 East Venice Avenue via ZOOM.**

1. Call to Order: President, Harry Vogel called the meeting to order at **11:00 AM.**

2. Quorum (5) Present: President.....Harry Vogel..... present
Vice President..... Eileen Mahoneypresent
Secretary..... Mary Zaar..... present
Treasurer..... Gail Credit..... present
Director..... Marci Shantz.....present
Lot Owners Present: (2) C. Sears & M. Salerno

3. Proof of Notice was properly posted on the property **9.20.2021** according to the Florida State Statutes.

4. Minutes of the June 22, 2021 Board Meeting were reviewed. *A motion was made by Gail Credit to waive the reading of the minutes and adopt them as edited. The motion was seconded by Marci Shantz. The motion was put to a vote:*

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

Nay (0):

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.

Vice President: No report at this time.

Secretary: No report at this time.

Director: No report at this time.

Treasurer: Verbal report was provided.

5. PURPOSE OF THE MEETING

a.) Prepare 2022 Budget:

1. Line Item 7810: Discussion was held on **Insurance Policies** and the need to acquire additional information and rates for a new workers comp policy (as required by the association documents) and a umbrella policy for extra coverage (\$5 million – \$10 million) over the GL policy. We are waiting on the cost of the new property insurance policy for the pool and cabana. *Action Pending.*

2. Line Item 7110.02 Discussion was held on reviewing and approving the new **Landscape Contract at a cost of \$76,540.32.** Not enough time was allowed for the review process. This will need to be finalized at the next meeting. Discussion noted that the contract should be reviewed by the attorney. *Action Pending.*

3. Line Item 7110.02: Discussion was n held on the costs for new **Landscape Replacements.** The costs will be raised from \$1200 to \$1700, however we will need to see a plan for future expenditures. *Action Pending.*

4. Line Item 7150: Discussion was held regarding changing the name of the line item from **Irrigation Components to Irrigation Maintenance.** The cost was increased to \$2500 with a with a request for a maintenance plan.

A motion was made by Eileen Mahoney that the Grounds Committee submits a plan for the expenditure of funds for line item 7150. The motion was seconded by Gail Credit. There was no further discussion. The motion was put to a vote:

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

Nay (0):

Motion Carried

5. Fountain Operation: Discussion was held on the reinstatement of operating the fountain and related costs. *Action Pending.*

6. Line Item 7140.02: Discussion noted that the cost will be increased to \$1500. Further discussion is needed with VMA to determine what they will do and not do for maintenance of the **Preserve Trimming**. Mary Zaar offered to pursue this issue. *Action Pending*

Reserve Accounts: were reviewed and deemed satisfied at this time.

Discussion was held under Pool: may include cabana- water fountain and fencing. *..No Action Taken.*

Projected Dues: \$466 (not confirmed)

b.) Approve 2022 for Mail Out to the Membership: *Action Pending* due to the need of a second budget meeting set for October 8, 2021 at 11 am via Zoom.

6. OLD BUSINESS:

a.) Ratify approval of new Janitorial Contract: *A motion was made by Marci Shantz that the Board ratifies the new Janitorial contract submitted by Office Cleaners of Venice 2021- 2022. The motion was seconded by Gail Credit. . Discussion noted that their rate is much lower than the previous contractor. The motion was put to a vote:*

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

Nay (0):

Motion Carried

b.) ARC – Approve any outstanding requests: none noted at this time.

c.) FPL: Scheduled replacement the transformer box at 4564 Cancelllo Grande is pending installation shortly. It is to be installed by the end of September if not sooner. A period of 4 hours (with no electric service) will be in effect at the time of install. FPL will be calling owners in the affected area prior to the service date.

d.) Approve MRT quotes # 2045 & #2035) :

A motion was made by Eileen Mahoney that the Board approve the MRT quote # 2045 for \$75.00 to install the module for Hunter controller #3. The motion was seconded by Gail Credit. There was no discussion.

The motion was put to a vote:

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

Nay (0):

Motion Carried

A motion was made by Gail Credit that the Board approve the MRT quote # 2035 for \$90 to fill in mulch at electrical box at 4520-4521 Cancelllo Grande. The motion was seconded by Marci Shantz. Discussion noted that repair is long over due. The motion was put to a vote:

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

Nay (0):

Motion Carried

A motion was made by Eileen Mahoney that the Board work out a resolution for the cost of Mulch and not to pay MRT any monies for September, and October and for services not preformed. The motion was seconded by Marci Shantz. Discussion noted that repair was long overdue. The motion was put to a vote:

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

Nay (0):

Motion Carried

7. **NEW BUSINESS:**

a.) Ratify cost of New Insurance Policies: *Action Pending*

8. **Communication from Owners:** None

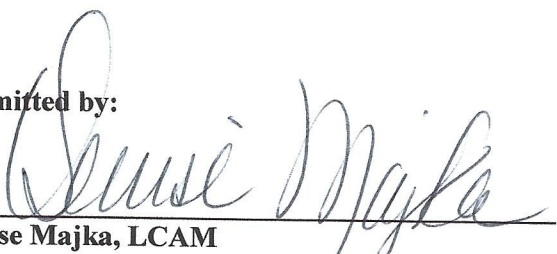
9. **Resident Forum:** None

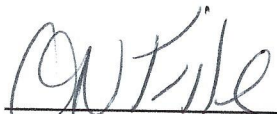
10. **Announcements:** The next meeting date will be **Friday, October 8, 2021 at 11 am** via a zoom meeting.

11. **Adjournment:** *A motion was made by E. Mahoney and seconded by M. Shantz to adjourn the meeting at 1:20 pm (2 hrs).*

Motion Carried

Submitted by:


Denise Majka, LCAM
Assistant Recording Secretary for,


Villa Vivaci Secretary, Mary Zaar

Approved on: 10/21/ 2021