

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 20, 2022, at 2PM

A MEETING of the Board of Directors was scheduled for 2:00 P.M Via Zoom Videoconference & at the Venetian Clubhouse

The meeting was called to order by Jim Chmielak, at 2:00 P.M.

Notice of the meeting was posted in accordance with the Bylaws of the Association and the requirements of Florida statutes.

The following Directors were present and/or via video conference

President -Jim Chmielak, VP- Eileen Mahoney, Secretary - Betty Rich, Director - Darrell Reyka and Treasurer - Cheryl Bobby via Zoom.

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Eileen and seconded by Betty to approve the December 9th Board Organizational meeting minutes. **Motion passed unanimously.**

Presidents Report: Jim Thanked the prior Bord for their service last year. Jim reported on the goals and visions for the future of Villa Vivaci to ensure that we have an enjoyable place to live. The Board will be transparent to the community. He Board will strive to resolve owners' issues and concerns. Jim added that he is encouraging Board members and Committee Members to foster harmony and avoid negativity.

The irrigation issues are being addressed with urgency on repairing zone 1. Juniper is aware of the issues. Watering dates will be posted at the cabana and online.

Mulching will begin in the near future.

MRT has not replied regarding the credit to be issued for the mulch. Legal action may be needed.

VCA has agreed to mulch the area on Canello Grande and Corso Venetia.

Brian will get an estimate to have the fountain in the pond repaired.

Please contact pressure washing to have the sidewalks and driveways cleaned.

There is a homeless camp off of jacaranda The sheriff's Office advised to get "No Trespassing" signs.

VCA has accepted to maintain the preserve areas along property lines and they are in the process of forming a preserve Committee.

The Point of contact for management will be the President of the Board of Directors.

Treasurers Report: December financials were not available. No Report

Committee Reports

a. Landscaping Committee – No Report

b. Architectural Review Committee – there are 4 requests

4552 Canello to enclose front entry.

A MOTION was made by Darrell and seconded by Eileen to approve the front enclosure at 4552 Canello Dr.

Motion passed unanimously.

4128 Bella Pasque to enclose front entry.

A MOTION was made by Eileen and seconded by Daryl to approve the enclosure to the front entry way at 4128 Canello Dr. **Motion passed unanimously.**

4557 Canello Grande add 6x9 paved area to front area. Discussion was had regarding the view from the street. Eileen stated that plantings should be installed to block the view from the streets. The pavers will be at the same level of the existing pavers.

A **MOTION** was made by Darrell and seconded by Betty to approve the paved area at 4557 Canello Grande.

Motion passed unanimously.

4555 Canello Grande for plant removal and replacement

A **MOTION** was made by Betty and seconded by Darrell to approve the plantings at 4557 Canello Grande.

Motion passed unanimously.

Unfinished Business:

A. **None**

New Business:

Eileen asked how the action list is utilized. Discussion was had on the landscaping work orders.

A. Appointment of Committee Members.

As attached to these corporate documents Jim read the list of Committee members for each Committee.

Eileen asked if Eric Barth be on the Grounds Committee. Jim stated he would like to have full time residents on the Committees. Discussion followed regarding the list of names on the Committees and that if they should be appointed if they are volunteering their time.

The list was amended to include Eric Barth.

Eileen stated the grounds Committee is critical to the community and does not feel Chuck Dewire should be the Chair of the Committee. The Board disagreed.

A **Motion** was made by Betty and seconded by Darrell to appoint the named members to the Committees they are members of. **Motion passed unanimously.**

B. Annual Calendar:

A **MOTION** was made by Betty and seconded by Darrell to accept the attached annual calendar for the Board of Directors meeting dates for 2022. **Motion passed unanimously**

Homeowner Input and Comments:

Steve Johnson asked if a service request will be made regarding the landscaping green electric box. Management will look into getting landscaping in the area.

Owner asked if the President if he would accept the work order logbook.

Owner asked if there is a plan for the mulch for the mulch. The Board approve the mulch quote from Juniper in the amount of \$7300. Brian will schedule the mulch.

Owner asked if the funding for the preserve cut back is being done in 2022 or more immediate. Jim stated the preserve cutting will be funded in 2023. Discussion was had regarding the preserve cut back.

The next Meeting is October 27th , 2021 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 3:23PM

Respectfully submitted by Brian Rivenbark/CAM

For the Board of Directors