

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 17th, 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 Treasurer - Cheryl Bobby

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Darrell and seconded by Eileen to approve the January 20th 2022 Board meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report: Jim Reported:

- a. Vote to appointment new Board Member: Jim Announced that Betty Rich has submitted her letter of resignation form the Board of Directors. Jim thanked Betty for her service to the Board.

A **MOTION** was made by Eileen and seconded by Darrell to accept the resignation letter from Betty Rich. **Motion passed unanimously**

A **MOTION** was made by Darrell and seconded by Eileen to appoint Madeline Salerno to the Villa Vivaci Board of Directors. **Motion passed unanimously**

A **MOTION** was made by Eileen and seconded by Darrell to appoint Madeline Salerno as Secretary to the Villa Vivaci Board of Directors. **Motion passed unanimously**

Jim reported that the No Trespassing signs have been placed on Jacaranda Blvd. Juniper has officially started and is making a difference in the landscaping. The irrigation at zone one has bee giving issues and is now working. Juniper will complete a total inspection of the irrigation components. The landscaping at the FPL transformer at the end of Canello Grande dr.

Treasurers Report: As attached to these corporate documents Brian Rivenbark read from the January 2022 financials. Brian stated that the financials are now on the website for Villa Vivaci.

Cheryl Bobby entered the meeting at 2:25

Committee Reports

- a. **Landscaping Committee** – Chuck Dewire reported that the landscape committee met to review the irrigation system.

A **MOTION** was made by Darrell and seconded by Eileen to approve the \$160 to replace 4 irrigation filters to be expensed out of budget line item 7150 Irrigation repairs and Maintenance. **Motion passed unanimously**

Zone 1 had a plug that was pulled out form the controller. The lock was also broken. Zone 4 has an issue with algae in the filter. The breakers for this zone were turned off and this is not caused by themselves but could have been caused by the clogged filters. There is a need for a vertical preserve cut along the back of Canello

Grande. The fallen tree behind Bella Pasque will be removed tomorrow. The mulch has been installed. The grass triangles should be paved over. The Green transformer at the end of Canello Grande will need to be graded. Steve Johnson stated that FPL stated that some planting can be placed around the box but if they do need to get into the box, they will need to remove the plantings. Chuck discussed the enhancement planting plan from villa Paradiso. Brian stated he will assist the landscape Committee and the Board with developing this plan. Landscaping was discussed.

- b. **Architectural Review Committee** - Chuck Dewire reported for Marci Shantz 4551 Canello Grande to install new windows and a new Jatropha tree.

A MOTION was made by Darrell and seconded by Eileen to approve the Jatropha tree at 4551 Canello Dr. **Motion passed unanimously.**

A MOTION was made by Darrell and seconded by Eileen to approve the new windows at 4551 Canello Dr. **Motion passed unanimously.**

Darrell stated that there is a value for members to volunteer for Committees. This is vital to having a well-functioning Association.

A MOTION was made by Darrell and seconded by Eileen to approve the Committee reports. **Motion passed unanimously.**

Unfinished Business:

- A. **None**

New Business:

- A. **Cost from Juniper for a vertical cut along Canello Grande:** Brian stated that he will be getting a quote from Juniper on Tuesday.
- B. **Status of the fountain in the Villa Vivaci pond:** Brian received a quote from WET for the fountain repair. The cost to just pull the fountain out is \$475. This does not include the repair of the fountain. Eileen stated that she is in favor of spending the \$475 to have the fountain pulled out to get a quote for the repairs. Darrell stated that we will never know what is wrong with the fountain unless it is checked out. Cheryl reported that Juniper stated that the fountains draw water from the pond and have issues because they intake silt from the pond. Discussion was had regarding the fountain in the pond.
- A MOTION** was made by Eileen and seconded by Darrell to approve the proposal from WET to pull the fountain for repairs. **Motion passed unanimously.**
- C. **Replacement filters for 4 well pumps:** Discussed and approved under Landscape Committee report

Homeowner Input and Comments:

Owner stated that there is a pre-approval process for the ARC requests. Jim stated he is correct that there is a pre-approval process.

Owner stated that the communication between owners and management is poor. She also thanked the Board for helping her out with this issue.

Owner stated there is an event on April 2nd called the Havanna night at the VCA clubhouse. This is all on the VCA website.

Owner asked if there is anything that can be done about the pond behind Bella Pasque, it is dried up.

Owner stated that Board members should attend some of the social events.

A MOTION was made by Eileen and seconded by Darrell to appoint Barb Johnson, Barb Trula and Evie Delorme to the Social Committee. **Motion passed unanimously.**

Next meeting is March 17th at 2PM

The meeting was adjourned at 3:27PM

Respectfully submitted by Brian Rivenbark/CAM
For the Board of Directors