

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 21, 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 2:04 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 – Madeline Salerno, 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 March 17th, 2022 Board meeting minutes.
Motion passed unanimously.

Presidents Report: Jim Reported on the Homeless camp issue that is in the preserve. The requirements of the ARC requests for the lanai enclosures, they should be requested, and the county requires a permit. The paving of the Cul De Sacs was presented. Brian will be getting a quote from Ajax to add the cul de sacs to the paving project. Jim added that the Board will need to consider forming an infrastructure Committee

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Treasurers Report: As attached to these corporate documents Cheryl Bobby read from the March 2022 financials. These financials are available on the Villa Vivaci website.

Committee Reports

- **Landscaping Committee** – Chuck Dewire reported. The transformer at the end of 4522 and 4524 Canello Grande was enhanced. The irrigation was up and running. There was a walk through and vertical cuts on the preserve are recommended on 4522 and 4524 Canello Grande and Bella Pasque. Discussion was had regarding the preserve cuts throughout VCA.
- **Architectural Review Committee** – Volunteers are still needed for the committee.
ARCS submitted:
4525 Canello Grande replace front entry screen
4564 remove dying shrubs and install new plants
4126 Bella Pasque have alcove to left repainted.
A MOTION was made by Eileen and seconded by Cheryl to approve the discussed ARC requests. **Motion passed unanimously.**
A Motion was made by Darrel and seconded by Eileen to appoint Joan Whitehead and Debbie Lohner to the pool committee. **Motion passed unanimously.**

- **Pool Committee** – A quote from Symbiont was presented to replace the control readout at \$415.00. It was recommended that the heater should stay at 85 degrees. The fans in the cabana will need to be replaced at \$200 for each and \$150 to \$200 for installation. Discussion was had regarding the fans
A Motion was made by Cheryl and seconded by Darrell to approve the expenditure of \$415 to replace the pool heater control readout. **Motion passed unanimously.**
- **Social Committee** –

Unfinished Business:

- A. Pond Fountain Update:** Jim reported that the pond fountain will cost \$3823 to repair. Brian stated that the options for the fountain are to not replace the fountain and dispose of it store it on site at Villa Vivaci or approve the cost for the repair. Discussion followed regarding the options for the fountain.
A Motion was made by Darrell and seconded Cheryl to dispose of the fountain. **Motion passed unanimously**
A Motion was made by Eileen and seconded by Darrell to research the cost of the purchase of a new fountain. **Motion passed unanimously.**

New Business:

- A. Homeless Camp Update and Discussion:** Brian Rivenbark reported That the homeless camp in the preserve area is being handled by the Sarasota County Sheriff's Department. Trespass warnings have been issued and three people have been arrested. Brian added that the SCPD will alert him when the camp is clear and then VCA will contract with a company to have the items left over by the homeless people.
- B. Update ARC Form:** Marci Shantz reported that the current ARC form will need to be updated. There is nothing on the website to give guidelines regarding ARC changes such as paint colors as an example. This needs to be added as well. Fillable forms in PDF are recommended.
- C. Update on Cul De Sac Paving:** Brian Rivenbark reported that he is getting a quote from Ajax to present to the VCA Board to approve to amend the original Ajax proposal and add the cul de sacs in Villa Vivaci to the paving project. Brian expects the quote to come in on Friday. Discussion was had regarding the paving of the roads and the cul de sacs. Brian Caruso stated that he has 56 signatures from Villa Vivaci owners to demand that the cul de sac be paved.
- D.** Jim reported that Brian Caruso handed the Board a list last month for items need done by forming an infrastructure committee. Brian read from the list of projects that can be done by an infrastructure committee. Brian Rivenbark stated that the names of the volunteers will need to be presented at a duly called Board meeting for insurance purposes.

Homeowner Input and Comments:

- Owners commented on getting an audit done. The Board will add the topic to the agenda next month.
- Owner stated that changing the footprint of a house is adding the square footage of the house. Jim stated that a permit is still required by the county.
- Owner stated that the Board should have business email accounts

Next meeting is May 19th at 2PM

The meeting was adjourned at PM

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