

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 19, 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 VP- Eileen Mahoney, 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:

VP- Eileen Mahoney, Treasurer - Cheryl Bobby, Secretary – Madeline Salerno, Director - Darrell Reyka

President -Jim Chmielak was absent

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Darrell and seconded by Cheryl to approve the April 21st , 2022 Board meeting minutes with corrections **Motion passed unanimously.**

Presidents Report:

- Eileen reported for Jim. There was an eblast sent out regarding the homeless issue. The contact number for the Sheriff's Department was in the email and it is important that the residents contact them to report any homeless activity on the property. Brian stated that the cleaning up of the homeless camp is ongoing due to homeless coming back to the camp.

Vice President:

- Eileen reported that this last year's budget process for 2022 had an increase in insurance. There are other items that will increase such as Management and irrigation costs. Eileen identified other budget items that caused an increase in dues. There are four reserve line items. The clubhouse, pool, irrigation, and deferred maintenance. There was planning by previous boards that helped Villa Vivaci maintain financial stability. Cheryl explained irrigation costs for this year. Lengthy discussion was had regarding the reserve and special assessment money. Brian stated to send him the suggestions for the financial issues and he will have the Sunstate management accounting department come up with a solution to the issues.

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

A **MOTION** was made by Madeline and seconded by Darrell to approve the treasures report. **Motion passed unanimously.**

Committee Reports

- **Landscaping Committee** – Chuck Dewire reported. Vertical cuts on the preserves are needed. And there is a tree down at 4545 Canello from the preserve. There is a dead juniper bush at 4526 Canello. The wet checks are not being done as per the schedule. Juniper will notify Chuck when the wet checks are done. The irrigation

filters have been cleaned. There is a significant amount of algae in the filters. There has been a landscaping improvement request form drafted that will be posted online and will be presented to the Board for approval. Chuck stated the red flags need to be removed when the irrigation is repaired.

- **Architectural Review Committee** – Volunteers are still needed for the committee.
ARCS submitted: There were no ARC requests this month. Marci Schantz stated that the ARC Committee has updated the ARC form for Villa Vivaci.
- **Pool Committee** – Joan reported that there was a new display panel installed on the heater. There was a black algae issue that was treated. The Pool company stated that there is a black spot on the bottom of the pool that is in the marcite and is not the black algae.
- **Social Committee** –

Unfinished Business:

- A. **Update ARC form:** Discussed under ARC request
- B. **Update on Cul de Sac paving:** Brian reported that the Cul De Sacs will be paved during the VCA road paving project. Eileen stated the garbage pickup has been rescheduled for Saturday for the road resurface

New Business:

- A. **Discussion on the formation of an Infrastructure Committee:** Eileen stated that the residents who want to form the Committee are not present. The Board does have the information for the Infrastructure Committee.

Homeowner Input and Comments:

- Owner asked why the owners are limited to making comments at the end of the Board meeting. Eileen stated she is adhering to the agenda and Roberts Rules of Order.
- Owner asked why the Association is not getting an audit. Brian will get a quote for a compilation.

Next meeting is June 16th at 2PM

The meeting was adjourned at 3:00PM

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