

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 21st, 2022, at 2PM

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

The meeting was called to order by President -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, Treasurer - Cheryl Bobby, Secretary – Madeline Salerno, Director - Darrell Reyka

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Darrell and seconded by Eileen to approve the May 19th, 2022, Board meeting minutes with corrections. **Motion passed unanimously.**

Deann Daggy from Juniper introduced himself as the landscaping account manager. Dean took questions from the audience and gave a brief presentation.

A **MOTION** was made by Darrell and seconded by Eileen to install an extended do not exceed limit of \$3,600 for irrigation repair and maintenance. **Motion passed unanimously.**

Owner stated that he is grateful that Juniper has done a great job on the landscaping on his property.

President's Report: Jim reported that Darrell Reyka has submitted his resignation from the Board of Directors effective August 19, 2022. A **MOTION** was made by Cheryl and seconded by Madeline to accept Darrell's resignation from the Board of Directors. **Motion passed unanimously.**

Jim went on to report that there will be decorum at all Board meetings. The homeless camp has been addressed. The cleanup has been completed. Brian stated that the area will be monitored. Residents need to contact the sheriff's dept. on any activity in the preserve area. The irrigation system is dated and will need to be updated. There are some areas that will need to be sodded on Bella Pasque. Brian will reach out to Juniper for a quote. The backflow has been repaired and passed inspection. All residents need to be aware of all deed restrictions. The preserve area on Canello Grande is growing on to the lanais on the units on Canello Grande. There is \$1,500 allocated for the preserve trimming. The Board agreed.

A **MOTION** was made by Darrell and seconded by Madeline to have the preserve area trimmed in the amount not to exceed \$1,500. **Motion passed unanimously.**

The Cul De Sacs were paved during the road paving. Jim thanked Brian for having this done and approved by the VCA Board.

Treasurer's Report: As attached to these corporate documents, Cheryl Bobby read from the June 2022 financials. These financials are available on the Villa Vivaci website. Eileen stated that the Board has a fiduciary duty to the membership. Lengthy discussion followed regarding the irrigation special assessment excess.

A **MOTION** was made by Eileen and seconded by Darrell to transfer the money spent from the irrigation reserve back to

operating. Motion passed unanimously.

A **MOTION** was made by Darrell and seconded by Eileen to approve the treasurer's report. **Motion passed**

unanimously. Committee Reports

- **Landscaping Committee** – Chuck Dewire reported. There were thirteen irrigation deficiencies and two drip lines that are blocked. The driveway at 4135 Bella Pasque has an irrigation leak by the driveway. Each well head has a circuit breaker with a meter. 4546 & 4564 Canello Grande? have a rotted-out breaker at the well head. An Electrician will be needed to make this repair. The sump on Bella Pasque was sprayed on July 8th, the filters were cleaned on June 21st and July 18th. There are some weeds and trimming that need attention.
- **Architectural Review Committee** – Volunteers are still needed for the committee.
ARCS submitted: Marci Shantz stated there were two requests.
4520 & 4521 Canello Grande to remove shrubs and replace with new shrubs that were approved. A **MOTION** was made by Eileen and seconded by Darrell to approve the ARC request for 4520 & 4521. **Motion passed unanimously.**
- **Pool Committee** – Debbie reported that the pool water is warm. The pool equipment is running fine but the hedges by the fence will need to be trimmed. Jim stated that the pool gate and cabana was repaired at no cost to the community
- **Social Committee** – No Report

A **MOTION** was made by Eileen and seconded by Madeline to approve all of the committee reports. **Motion passed unanimously.**

Unfinished Business:

- A. Updated ARC form:** Marci presented the revised ARC request forms to the Board. **The Board agreed that the new forms are very clear.**
A MOTION was made by Darrell and seconded by Eileen to approve the revised ARC forms with the addition of the signature of a Board representative. **Motion passed unanimously.**

New Business:

- A. Mulch Quote discussion:** Brian presented two quotes for mulch. One from Juniper at \$7,375 and Distribution Direct at \$4,235. Discussion followed the funding of the mulch for this fall as mulch has already been installed in the spring of 2022. The mulch quotes were tabled to research the funding.

Homeowner Input and Comments:

Owner stated that she received a letter regarding the white aluminum on her lanai. Lengthy discussion followed regarding the lanai colors and permitting.

Eileen stated that she talked to a representative from Sarasota County that the bromeliads tend to hold mosquito larvae, so the owners may want to have them removed if they have them in their yard.

Next meeting is September 15th at 2PM

The meeting was adjourned at 3:50PM

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