

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

September 15th, 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,

**A quorum was present.**

Brian Rivenbark from Sunstate Management was also present.

**Minutes: Motion** made by Cheryl Bobby and seconded by Eileen to approve the July 21<sup>st</sup>, 2022 Board meeting minutes.  
**Motion passed unanimously.**

**Presidents Report:** Jim reported on the proper etiquette for board meetings involving all board members and residents. If this becomes an issue again at a meeting, that meeting will be adjourned immediately.  
Bob Carragher has volunteered to replace Darryl Reyka on the Board.

A **MOTION** was made by Eileen and seconded by Cheryl to appoint Bob Carragher to the Board of Directors for Villa Vivaci. **Motion passed unanimously.**

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

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

**Committee Reports**

- **Landscaping Committee** – Jim Chmielak reported that Chuck Dewyer has resigned from committee.
- **Architectural Review Committee** – Volunteers are still needed for the committee.  
**ARCS submitted:**
  - 4120 Bella Pasque
  - 4521 Cancelllo Grande
  - 4140 Bella Pasque

A **MOTION** was made by Eileen Mahoney and seconded by Cheryl Bobby to approve the ARC request for the three properties mentioned above. **Motion passed unanimously.**

- **Pool Committee** – Joan reported several issues including cracks in the pool decking. She is going to submit a list to Brian Rivenbark from Sunstate so quotes can be obtained to address issues. A lengthy discussion continued on the pool issues and suggestions for repairs.
- **Social Committee** – No Report

A **MOTION** was made by Eileen Mahoney and seconded by Cheryl Bobby to approve all the committee reports. **Motion passed unanimously.**

#### **Unfinished Business:**

- **Matters Relating to the Formation of an Infrastructure Committee:** Jim discussed the need for such a committee and the restrictions, responsibilities and procedures involved.
- Jim reported that in his past experience with issues concerning live electricity, the insurance agent and the attorney both advised there be no repairs done by committee members with any project involving live electricity.
- Brian Rivenbark reported that after a discussion with the attorney and insurance company, committee members and other volunteers should NOT go higher than 3 rungs on a ladder and should NOT lift any heavy objects. This is to protect the volunteers as well as the community. All volunteers for committees need to be submitted to the insurance company asap.

•

#### **New Business:**

- **Matters Relating to Landscape Replacements:** Irrigation will also have to be evaluated. Cheryl Bobby explained the process that Villa Paradiso has in place for their landscape replacement. Brian Rivenbark continued the explanation as it relates to budgeting, reserves etc. The assessment in Villa Paradiso was \$262 per unit for the entire landscaping project.
- **Bulletin Board Display Box** – Brian Rivenbark will obtain prices to replace just the plexiglass and to replace the entire display box.
- **Tree Trimming of Bottlebrush trees around pond**
- **Quote for pool drain** – Brian Rivenbark talked with Grand Choice Pool and they were advised by the county that a drain that removes water overflow is not permitted.

#### **Homeowner Input and Comments:**

Next meeting is October 20<sup>th</sup> at 2PM

The meeting was adjourned at 3:37 PM

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

: