

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 20th , 2022, at 2PM

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

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Madeline Salerno and seconded by Bob Carragher to approve the September 15th , 2022 Board meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report: Jim reported that Juniper offered emergency assistance to remove downed trees after the storm. The Board approved a \$5000 limit for cleanup of the debris. The area was fortunate that there were no injuries in Venetia. There was extensive damage to the VCA common area. Jim stated he met with the County and helped them record any structural damage. VCA is addressing the areas of the cleanup in different phases. VCA will initiate debris cleanup sooner than the county pickup. The debris will be placed at the entrance space at Woodmere then ultimately dumped at the landfill when it is less congested. Many residents that were here for the storm helped each other. Discussion followed regarding what Juniper will be cleaning for the \$5000 limit.

Eileen Mahoney joined the meeting at 2:21PM

Treasurers Report: As attached to these corporate documents Cheryl Bobby read from the September 2022 financials. These financials are available on the Villa Vivaci website. Eileen objected to the process of developing the budget. Eileen stated that this was not the way it was done last year. Madeline asked for volunteers to help with cleaning out the filters.

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

Committee Reports

- **Landscaping Committee** – Madeline Salerno presented a list of landscape trees that have been damaged and pose a possible risk of damage to units. Madeline recommended the oaks on the streets and berms be inspected. The Bottlebrush trees around the pond have been damaged. All of the hibiscus trees have been removed around the flagpole. There are other multiple trees that have damage that will need to be addressed. Lengthy discussion followed regarding the status of the irrigation
- **Architectural Review Committee** – There were no ARC requests this month

- **Pool Committee** – Joan reported that the pool held up well during the Hurricane. Brian stated that he had Signet pool come out to look at the pre-hurricane pool repairs. Brian will follow up with Signet pools on the repairs.
- **Social Committee** – No Report

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

Unfinished Business:

- **Matters Relating to the Formation of an Infrastructure Committee:** Jim reported that the names of the Infrastructure Committee will need to be given to Management to appoint them to the Committee for insurance purposes.

New Business:

- **Matters Relating to Damaged Washingtonian Palms:** Jim reported that there are leaning Washingtonians that will need to be removed due to a danger of causing property damage. There were two proposals submitted and one still waiting. Arbor X quoted \$650 per tree with a 7% fuel charge, JB tree gave a quote of \$2400 to cut down the palms and haul away the debris. Lengthy discussion followed regarding the debris pick up.

A MOTION was made by Bob Carragher and seconded by Cheryl Bobby to approve the expense of \$2400 for the JB tree proposal to remove the 7 Washingtonian trees. **Motion passed unanimously.**

Homeowner Input and Comments: Owner stated that Darrell Reyka flew in from Colorado to help residents at Villa Vivaci clean up storm debris.

Next meeting is November 17th at 2PM

The meeting was adjourned at 3:14 PM

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

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