

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

February 1<sup>st</sup> 2023, 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 -George Horn 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 -George Horn, VP- Madeline Salerno, Treasurer – Marci Shantz, Secretary – Susan Fairbrother & Brian Caruso

**A quorum was present.**

Brian Rivenbark from Sunstate Management was also present.

**Minutes: Motion** made by Madeline Salerno and seconded by Brian Caruso to approve the December 15<sup>th</sup> , 2022 Board organizational meeting minutes with corrections. **Motion passed unanimously.**

**Presidents Report:** George reported. George thanked the current Board for volunteering and also thanked the previous Board for their efforts with hurricane cleanup. As attached to these corporate documents George read from the Presidents George reported there is a new committee called the project committee.

A **Motion** was made by Madeline Salerno and seconded by Brian Caruso to establish the Project Committee. **Motion passed unanimously.**

As attached to these corporate documents George named the volunteers for the Villa Vivaci 2023 Committees.

A **MOTION** was made by Brian Caruso and seconded by Sue Fairbrother to approve the volunteers for the committees on the list attached to these corporate documents. **Motion passed unanimously.**

George stated that there needs to be a committee to review the reserve study and report back to the Board.

A **MOTION** was made by George and seconded by Marci to form an ad hoc committee to review and prepare a report on the reserve study to the Board. **Motion passed unanimously.**

**Treasurers Report:** As attached to these corporate documents Marci Shantz read from the December 2022 financials.

A **MOTION** was made by Brian Caruso and seconded by Sue Fairbrother to approve the treasures report. **Motion passed unanimously.**

**Committee Reports -**

**Landscaping Committee** – No report

**Architectural Review Committee** – Marci reported that 4575 Canello Grande submitted an ARC for pavers in alcove and side lanai door and pavers around back of house to separate lawn from mulch area.

A **MOTION** was made by Brian and seconded by Madeline to approve the ARC from 4575 Canello Grande. **Motion passed unanimously.**

**Project Committee** – Brian Caruso reported that the hinges on the door to the pool were repaired by the project Committee. The Billboard was also repaired.

**Pool Committee** – No report

**Social Committee** – No Report

**Unfinished Business:**

**Hurricane cleanup invoice discussion:** George reported that the hurricane invoice was a labor hours only invoice. A **MOTION** was made by Marci and seconded by Madeline to approve the invoice for the hurricane cleanup costs. **Motion passed unanimously.**

Marci Stated that moving forward she is requesting all invoices to breakdown all of the services in the invoices.

**Discussion on Display Board at Pool:** This was discussed under the Project Committee.

**New Business:**

**Matters Relating a Juniper Annual Calendar of Services:** George stated he wants a schedule of services on an annual service from juniper.

**Discussion and vote on 2023 Board meeting schedule:** The 2023 meeting schedule was presented. The meetings will change to the third Wednesday of the month at 10AM. This calendar will be posted on the calendar. Brian C. stated that he heard from some residents that this could effect Bocce and Pickle ball. Brian C. went on to state that the meeting are only once per month so the residents plans can be changed. Discussion followed regarding the meeting dates.

A **MOTION** was made by Madeline and seconded by Marci to approve the 2023 annual Board meeting calendar. **Motion passed unanimously.**

**Discussion and vote on irrigation filter Cleaning:** George reported that there are negotiations with Juniper to reduce the number of prunings and the cleaning of the filters and add this to the contract for 2023. George stated that if this is not done by the February 15<sup>th</sup> meeting the Board will suspend all operations from Juniper.

**Discussion on Pool Heater Repair:** The pool heater was repaired. Symbiont repaired the pool heater. The cost was \$256.00

A **MOTION** was made by Brian and seconded by Susan to approve the costs for the repairs of the pool heater. **Motion passed unanimously.**

**Discussion on Mulch installation:** George stated that the 2021 mulch was not done when MRT left Villa Vivaci. There was mulch then put down in March of 2022. Brian R. stated that the mulch should be installed in the fall due to summer rains and summer sun. Brian C. stated that most residents are in Florida for the fall mulch installation and there should be a good pruning in the fall. Discussion followed regarding the mulch installation.

**Homeowner Input and Comments:**

Owner asked about the VCA special assessment. Brian stated to the membership to expect a special assessment.

Owner stated that the Association should announce when the committee members will be on the Villa Vivaci property.

Owner also asked about the trees around the pond. Brian stated that he has a quote for VCA to trim and remove the trees.

Owner stated that the lots are common area. George stated that he was referring to habitual people walking behind owners homes.

Next meeting is February 15<sup>th</sup> at 10AM

The meeting was adjourned at 3:24PM.

Respectfully submitted by Brian Rivenbark/CAM

For the Board of Directors

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