

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 15th 2023, at 10:00AM

A MEETING of the Board of Directors was scheduled for 10:00 AM Via Zoom Video conference & at the Venetia Clubhouse

The meeting was called to order by President -George Horn at 10:00 AM.

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 Sue Fairbrother and seconded by Brian Caruso to approve the February 1st, 2023 Board organizational meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report: George reported. There are two incidents of homeless activity in the preserve off of Jacaranda. There was a presentation at the annual meeting regarding the preserve trimming and the new apartment complex that is re-zoned to be built on the other side of Jacaranda south of the CVS Pharmacy. The Saturday morning social was a success, there were 30 residents that attended. George asked the residents to please make sure that they have their paver driveways cleaned. George reported that he met with the landscape committee. He would like them to review and provide feedback regarding the performance of the landscape contractor. He asked them to come up with some solutions to the grass triangles on the driveways, George asked that residents also provide solutions for these triangles as well.

Treasurers Report: As attached to these corporate documents Marci Shantz read from the January 2023 financials.

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

Committee Reports -

Landscaping Committee – No report

Architectural Review Committee – There was one request 4125 Bella Pasque for solar lights along the sidewalk path. These lights will have to be installed on the gutter. This is new because the ground lighting in that area will not work. Brian Caruso stated that he would like to see what it would look like during the day. George recommended to table the review and approval of the solar lights.

A MOTION was made By Brian C and seconded by Madeline to table the discussion on the solar lights. **Motion passed unanimously.**

Project Committee – The bolt locks were changed at the utility door and the hinge was changed at the bathroom door. The pool cabana Fascia and soffits are being replaced next week. George asked if the project committee has asked the VCA infrastructure what limitations they have with their projects.

Pool Committee – No report

Social Committee – The committee

A **MOTION** was made by Brian C. and seconded by Sue Fairbrother to approve the Villa Vivaci Committee reports.
Motion passed unanimously.

Unfinished Business:

Status of signed contracts: George reported that all of the contracts have been signed.

Update on Cabana Roof Repair: Brian Rivenbark reported that he has contacted Bone Dry Roofing and CFS Roofing.

Outstanding Hurricane Debris Issues: George reported that there is some storm debris that needs to be taken care of. Brian stated he has contacted Westcoast to have this taken care of.

Discussion and vote on Mulch installation schedule: George reported that he has heard a consensus that the mulch should be installed in the fall. The Board agreed to have the mulch installed in the fall. The issue with installing the mulch in the spring is that when it rains during the rainy season it gets flushed out.

A MOTION was made by George and seconded by Susan to have the installation in the fall before thanksgiving. **Motion passed unanimously.**

Discussion on Juniper Service Schedule & Itemize invoices: George stated that he would like to have Juniper send a quarterly schedule. The wet checks are to be done each month. George also stated he would like to have itemized invoices not just one service fee. Discussion followed regarding the irrigation, sidewalks and sod in the area between the sidewalks and the roads. Brian Rivenbark reported that VCA has proposals for these areas on irrigation and an approved proposal for the sidewalks.

Discussion on Zoom Meetings: George suggested recording the meeting on zoom. Brian stated that it can be recorded to the cloud. Madeline stated that when the recording is converted it does take a lot of time to download to the cloud. Brian Rivenbark started recording the meeting to the cloud as a test. Discussion followed regarding the recording of the meetings and access to the recordings.

New Business:

Approval of Black Algae Treatment: George stated that there has been an ongoing problem with the black algae and Grand Choice submitted a proposal to treat the algae for a cost of \$200. Deb Lohner stated that this could be just a black spot on the bottom of the pool and not black algae and suggested the Board Table the discussion.

Appoint Eileen Mahoney for Ad Hoc Reserve Study Committee: A **MOTION** was made by George and seconded by Brian C. to appoint Eileen Mahoney to the reserve study committee. **Motion passed unanimously.**

Task Grounds Committee on Juniper progress: This was reported under the Presidents report. There will need to be a walk through with Juniper.

Homeowner Input and Comments:

Owner presented a proposal for artificial decorations. This includes any decoration that is installed on the villas. George stated that declarations were written back in 2000. All of these declarations are outdated. The declarations would need to be amended so that decorations or yard art can be installed by the owner. Discussion followed on amending the HOA declarations.

Owner suggested installing a defibrillator on the amenities inside VCA.

Next meeting is March 15th at 10AM

The meeting was adjourned at 11:42AM

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

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