

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 19th, 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, Secretary – Susan Fairbrother & Brian Caruso

Treasurer – Marci Shantz was absent.

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by George Horn and seconded by Sue Fairbrother to approve the March 15th , 2023 Board organizational meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report: George reported. As attached to these corporate documents George read from the attached Presidents report.

A **MOTION** was made by George and seconded by Brian to appoint Sandi Lacy to the Grounds Committee. **Motion passed unanimously.**

A **MOTION** was made by Brian and seconded by George to approve and send the eblast a reminder to the community regarding the covenants. **Motion passed unanimously.**

Treasurers Report: As attached to these corporate documents Madeline Salerno read from the March 2023 financials.

A **MOTION** was made by Brian Caruso and seconded by Sue Fairbrother to approve the March 2023 treasures report. **Motion passed unanimously.**

Committee Reports -

Landscaping Committee – Juniper has been doing the contractual obligation. There is an owner at 4564 Canello Grande has submitted a request for new landscaping around their home. Brian C. stated that any changes will need an ARC approval including landscaping. Discussion followed what needs an ARC request. All landscaping changes will require an ARC request except the back of the home.

A **MOTION** was made by George and seconded by Brian C. to approve the ARC request from 4534 Canello Grande for new planting along their walkway. **Motion passed unanimously**

Architectural Review Committee – 4 ARC requests 4530 Garage door replacement, 4112 Bella Pasque repairs to the roof, 4534 Canello Grande ground uplighting and 4523 and Canello Grande replace front door.

A **Motion** was made by Sue and seconded by Brian C. to approve the ARC requests as presented. **Motion passed unanimously.**

Pool Committee – The pool company that has been servicing the pool has been sold. The new company now does repairs to the pool.

Project Committee – The doors to the bathrooms have been repainted, hose bib has been replaced, new nickel fans were installed, all soffits repaired, new signs on both gates. All at no cost to the association.

Social Committee – There were 30 people at the easter dinner. There will be a pizza party tomorrow night. Barb Johnson will organize a Mystery destination luncheon in June.

Welcome Committee – The Welcome Committee informs the new owners of the ARC forms, the new booklets are finished and are on the website. Brian C. thanked the work that the welcome committee did on the booklet

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

Unfinished Business:

Update on Cabana Roof Repair: Brian R. stated he has asked Colonial to remove the fascia repairs from the proposal that was presented. This will be tabled until the next meeting, so the revised invoice is received. Brian C. asked if there are any leaks at the cabana. The Board stated they have not seen any leaks.

Washingtonian Palm Tree Trimming Discussion: There are two quotes from Arbor x and Twin palms.

A **MOTION** was made by Brian C and seconded by Sue to approve the Washingtonian palms by Twin Palms. **Motion passed unanimously.**

New Business:

Irrigation Mapping Discussion: George suggested that the irrigation mapping should be done as a start to a complete overhaul to the irrigation. There could be a \$45 special assessment to cover the cost of the mapping, the other option is using the reserve account for pumps and irrigation. George recommended the special assessment option. Lengthy Discussion followed regarding the need for the irrigation mapping.

A **MOTION** was made by Brian C. and seconded by Madeline to approve the mapping proposal and have the proposal expensed by a special assessment which will be held with the required 14 day notice to the membership of the special assessment meeting by the Board of Directors. **Motion passed unanimously.**

Homeowner Input and Comments:

Owner asked about the progress of the preserve trimming. Brian stated the committee is doing a walk through today. Owner asked the progress on the reserve study analysis. George stated that Eileen is working on the review. 4571 Preserve trees are being cut today.

Next meeting is May 17th at 10AM

The meeting was adjourned at 11:35

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

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