

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

September 20 , 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 Madeline and seconded by Sue to approve the July 19<sup>th</sup>, 2023 Board meeting minutes.

**Motion passed unanimously.**

**Presidents Report:** George reported that there are many units that are up for sale in Villa Vivaci. George asked that the residents welcome the new residents.

**Treasurers Report:** As attached to these corporate documents Marci Shantz read from the August 2023 financials. The financials are available on the website.

A **MOTION** was made by Madeline and seconded by Sue to approve the August 2023 treasures report. **Motion passed unanimously.**

**Committee Reports -**

**Landscaping Committee – No Report**

**Architectural Review Committee** – 4570 Cancelli Grande – Gutters, 4521 – new windows and 4131 Bella Pasque - gutter replacement

A **MOTION** was made by Sue and seconded by Marci to approve the ARC's as presented. **Motion passed unanimously.**

**Pool Committee** –The pool deck will need to be re-surfaced and painted. The straps on the pool furniture will need to be replaced.

**Project Committee** – Brian C. thanked the volunteers who helped move the furniture during the last hurricane.

**Social Committee** – The Mystery Lunch went well. There may be plans to do another event in October.

**Welcome Committee** – No report

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

**Unfinished Business:**

**Discussion and Vote on Mulch Installation:** George presented the two mulch bids for the mulch installation. Distribution Direct Has 139 Cubic yards of much at \$6,379 or 100 cubic yards at \$4,566 and Twin Palms at \$6,750 for 100 cubic yard of mulch. Discussion followed regarding the mulch installation. George suggested that the new Board for next year begin a landscape project for different zones.

**A MOTION** was made by George and seconded by Marci to approve the Distribution Direct mulch install in the amount of 100 cubic yards for late October or Early November. **Motion passed unanimously.**

**New Business:**

**Discussion Regarding the 2024 Landscape Contract:** George reported that he has three proposals from Juniper (renewal), Twin Palms and Bloomings. Bloomings was at \$75,000 which was higher than Juniper and Twin palms came in at \$53,108 with 8 trimmings per year. Discussion followed regarding the landscape contracts.

**A MOTION** was made by Sue and seconded by Brian C. to approve the Twin Palms landscape contract for 2024. **Motion passed unanimously.**

**Copper Leaf plant Install:** Gerge presented a proposal from Juniper to install the copperleaf plants 4564 Canello Grande for \$550.75

**A MOTION** was made by George and seconded by Sue to approve the planting of copper leaf from Juniper. **Motion passed unanimously.**

**2024 Proposed Budget Workshop:** The proposed 2024 budget was discussed at length. The final draft of the proposed budget will be mailed and emailed to all owner no less than 14 days prior to the October 18<sup>th</sup> Board Budget Meeting

**Homeowner Input and Comments: None**

Next meeting is October 18<sup>th</sup> at 10AM

The meeting was adjourned at 11:34AM

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

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