

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 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 -Madeline Salerno 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 - Madeline Salerno, Treasurer – Marci Shantz, & Brian Caruso

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Brian and seconded by Marci to approve the October 18th , 2023 Board meeting minutes.
Motion passed unanimously.

Presidents Report: Madeline reported that the owner please review the HOA declarations. Each owner is required to carry insurance. The new budget was passes and the Mulch has been installed. The gate system is currently being installed. The annual meeting is scheduled for December 13th. There will be no election as the candidates equal the vacancies needed to be filled.

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

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

Committee Reports -

Landscaping Committee – No Report.

Architectural Review Committee – No Report.

Pool Committee – Joan reported that one of the pool repairs has been made but the other has not.

Project Committee – Brian reported that the pool chairs have been reviewed and he will look into ordering the new strapping. There is some discoloration of the strapping.

Social Committee –.

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:

NONE

New Business:

Ratification and vote on recent pool repairs:

A **MOTION** was made by Brian and seconded by Madeline to approve the expense for the recent pool repairs for the flow meter and the gauge in the amount \$300. **Motion passed unanimously.**

Discussion regarding the annual meeting and election: Madeline reported there will be no election as the candidates equal the vacancies needed to be filled. Madeline reported that the irrigation repairs are over budget. Juniper sends invoices on repairs that are quite high. Juniper has a limit of \$300 per occurrence and needs approval if the repairs cost more. Discussion followed regarding the irrigation repairs.

Homeowner Input and Comments: Lengthy Discussion followed regarding the Irrigation expenses. Board agreed to make sure the two remaining wet checks are done and that the maximum expense is held at no more than \$300.

Brian C. and the Board thanked George Horn and Sue Fairbrother for their service on the Board of Directors.

Next meeting is December 13th at 10AM (Annual Meeting)

The meeting was adjourned at 11:06AM

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

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