

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 20th 2024, 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, Secretary - Michael Jalbert & Director Brian Caruso

Vice President - Louise Gabbard was absent

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Brian and seconded by Marci to approve the February 21st , 2024 Board meeting minutes.

Motion passed unanimously.

Presidents Report: Madeline reported that there was a walk through with Twin Palms. Pool deck painting is underway. There are many social events happening. VCA needs a Villa Vaci representative on the Preserve Committee. Name tags will be ordered tomorrow. Reimbursement forms are on the website and are needed when reimbursements are needed. The presentation from Kauffman roofing was very informative. Madeline thanked all of volunteers in Villa Vivaci.

Treasurers Report: As attached to these corporate documents Marci Shantz read from the February 2024 financials. The financials are available on the website.

A **MOTION** was made by Brian and seconded by Mike to approve the February 2024 treasures report. **Motion passed unanimously.**

Committee Reports -

Landscaping Committee – Reported under Presidents Report

Architectural Review Committee – 4529 CG ARC for a paver patio on the side of the lanai and driveway paver repair.

Madeline stated that the roofer suggested delaying the driveway paver work until the roof work is completed.

A **MOTION** was made by Brian and seconded by Mike to approve the ARC at 4529 Canello Grande for the paver work.

Motion passed unanimously.

Pool Committee – Joan thanked all of the volunteers for putting the furniture away for the pool deck painters to start the work.

Project Committee – Brian Caruso reported there was some electrical work done. A new door stopper for the bathroom. All electrical work was done to code.

Social Committee – Trish reported there were 50 people at the taco party. The ice cream social had 29 people. There will be an easter Sunday party and on April 25th there will be a pizza party. The ladies’ luncheon will be on April 8th there is another ice Cream social on the 4th .

Welcome Committee – reported that the charges for the welcome packets were submitted. There are two more residents moving in within the next two weeks. The welcome committee is looking for volunteers over the summer.

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

Unfinished Business:

Pool Deck Painting Approval:

A **MOTION** was made by ratification by Mike and seconded by Brian to approve the proposal in the amount of \$2,625.00 for the pool deck painting. **Motion passed unanimously.**

New Business:

Discussion to Rescind vote to have Attorney review Tree responsibility.

A **MOTION** was made by Brian C and seconded by Mike to vote to discuss contacting the Attorney to review the tree responsibility.

The Board agreed that whoever removes a tree is responsible for removing the stump as well.

A **MOTION** was made by Brian and seconded by Marci to rescind the vote at the February 21st Board meeting to have the Attorney review the responsibility for the tree removal. **Motion passed 3-1 with Michael Jalbert voting no.**

Madeline will supply the locations of the stumps that need to be removed and Brian R. will get proposals for the stump removal.

Discussion and vote on suggested Irrigation Repair Work by Twin Palms.

Madeline presented an estimate from Twin Palms to replace the controllers for the pump in the amount of \$894.72.

Pump 1 needs a pressure relief valve at a cost of \$98.35. Pump 2 has a lot of debris on the pressure tank and pressure valve at a cost of \$200.

A **MOTION** was made by Brian C and seconded by Mike to approve the three proposals for the irrigation repair in the total amount of \$1,193.07. **Motion passed unanimously.**

Madeline reported that Twin Palms suggested replacing the irrigation between the driveways. Twin Palms suggested fixing the irrigation when the plants get replaced. Per driveway would cost \$119.31 for the irrigation replacement.

Discussion followed regarding the irrigation and suggested plant material for the middle of the driveways.

Michael Jalbert left the meeting at 11:08.

Electrical box for pump 2 will need Electrician

Madeline reported that there is an electrical box that supplies power to pump #2. Quotes will be needed to have the electrical box replaced.

Welcome packet expense vote.

A **MOTION** was made by Marci and seconded by Mike to approve the \$73.99 expense for the welcome packets. **Motion passed unanimously.**

Homeowner Input and Comments: Owners discussed the ARC requests and the form which requests the contractors insurance certificate, associated with the requests, roof replacement was discussed,

Next meeting is April 17th, 2024, at 10AM

The meeting was adjourned at 11:54 AM

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