

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

April 17<sup>th</sup> 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, Vice President - Louise Gabbard, Treasurer – Marci Shantz, Secretary - Michael Jalbert & Director Brian Caruso

**A quorum was present.**

Brian Rivenbark from Sunstate Management was also present.

**Minutes: Motion** made by Brian and seconded by Louise to approve the March 20<sup>th</sup> , 2024 Board meeting minutes.  
**Motion passed unanimously.**

**Presidents Report:** Madeline reported from the Attached Presidents report.

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

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

**Committee Reports -**

**Grounds Committee** – Louise reported that there was a recent walk through to review the stumps in the community. The cost will be discussed under unfinished business.

**Architectural Review Committee –**

4139 Bella Pasques for tree removal along with the stump.

4117 Bella Pasque roof replacement.

4571 Canello Grande roof replacement

A **MOTION** was made by Louise and seconded by Mike to approve the three ARC requests as presented. **Motion passed unanimously.**

**Pool Committee** – The pool deck painting looks great. The company that cleans the pool deck does a good job as well. The company came out on Easter Sunday to clean the pool deck. Mike Jalbert asked to have the rubber sleeves on the ladder at the pool.

**Project Committee** – Brian stated he would like to paint the bathroom floor in the cabana.

**Welcome Committee** – Trish reported there have been a few new owners that have received the welcome packets. A **MOTION** was made by Brian and seconded by Mike to appoint Barb Johnson to the Welcome Committee. **Motion passed unanimously.**

**Social Committee** – There is a pizza party at the pool and Pizza Boss will provide the pizza tomorrow night at 5PM. \$7 per person.

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

**Unfinished Business:**

**Electrical box for pump 4 will need Electrician:** Madeline reported that the box will need an electrician to move the box up off of the ground. Brian has contacted Bobs Electric to come out and do the repairs.

**Discussion and Vote on Stump Removal:** There are seven or eight stumps that are remaining from trees that were removed by Villa Vivaci. The stump at 4521 Canello Grande has the most priority, the cost to remove the stump and replace the sod is \$340. The other stumps will be revisited after the tree trimming.

A **MOTION** was made by Louise and seconded by Mike to approve the proposal to have the stump removed at 4521 Canello Grande for \$340. **Motion passed unanimously.**

A brief discussion was had regarding the preserve trimming.

**New Business:**

**Discussion Regarding the Need for Rain Sensors:** Madeline presented a proposal to install rain sensors for irrigation. It is required by the county to have the sensors, but the county does not enforce this. The proposal is at the cost is \$367.50.

A **MOTION** was made by Louise and seconded by Mike to table the proposal for the rain sensors indefinitely. **Motion passed unanimously.**

**Discussion Regarding Proposal for New Plant Replacement and Irrigation Between Driveways:** Madeline stated that she has not received the proposal for the plant replacement yet. Madeline stated that the cost for the irrigation mapping was waived by Twin Palms. There is close to \$3000 in the special assessment fund that needs to be used. The irrigation special assessment can be used toward the irrigation repair for the new plantings.

A **MOTION** was made by Brian and seconded by Louise to re-allocate the irrigation mapping special assessment funds in the amount of \$2,970 toward the irrigation repairs for the plant replacement project. **Motion passed unanimously.**

**Discussion Regarding Compliance Committee:** Madeline reported that the Association will need to form a Compliance Committee if the violations continue in Villa Vivaci. Discussion followed regarding the development of community wide standards and how to handle violations in the community.

**Homeowner Input and Comments:** Owners discussed the condition of the ponds, Wind mitigations for the roofs, the replacement of the soffit and fascia change will require a separate ARC request. The vents on the roofs will have to be the terra cotta color.

Next meeting is May 22nd, 2024, at 10AM

The meeting was adjourned at 11:54 AM

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