

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 16, 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, Director Brian Caruso present in person
Louise Gabbard - Vice President was present via zoom.

Secretary - Michael Jalbert was not present

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Brian C. and seconded by Marci Shantz to approve the August 21, 2024, Board meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report: Madeline reported from the Attached Presidents report.

Treasurers Report: As attached to these corporate documents Marci Schantz read from the September 2024 financials

A **MOTION** was made by Louise Gabbard and seconded by Brian C. to accept the September 2024 Treasurers report.
Motion passed unanimously.

Committee Reports -

Grounds Committee – Madeline reported that there was a walk through after the Hurricane and Twin Palm is addressing the fallen trees and clean up debris. Irrigation issues were discussed.

Architectural Review Committee –

4525 CG Roof & soffit

4529 CG roof & soffit

4564 CG roof

4552 CG Skylights

4540 CG Skylights

4520 CG Roof and soffit

4143 BP Roof and soffit

A **MOTION** was made by Madeline Salerno and seconded by Marci Shantz to approve the ARC requests as presented.
Motion passed unanimously.

Pool Committee – Joan Whitehead reported that the cracks on the deck and tile have been repaired. The repair paint does not look good. The pump room key is missing, and the lock will now have to be changed.

Project Committee – Brian C reported that there are two signs that need repaired. Small roof and soffit repair to the cabana. Electric panel door will be repaired.

Welcome Committee – Barb Johnson reported there is one new resident.

Social Committee – Barb Johnson reported that the mystery lunch was successful. A good time was had by all.

A **MOTION** was made by Louise Gabbard and seconded by Marci Shantz to approve the Villa Vivaci Committee reports.

Motion passed unanimously.

Unfinished Business:

Island Renovation Update: Madeline reported the renovations were completed but there were a couple of plants that blew away during the Hurricane. There are 11 islands that have temporary irrigation. The irrigation to those 11 islands was discussed.

New Business:

Storm Cleanup: Madeline reported this with the Presidents report.

Homeowner Input and Comments: Owners made comments from the floor.

Next meeting is November 20 2024, at 10AM Budget Meeting

The meeting was adjourned at 11:16 AM

Respectfully submitted by Brian Rivenbark/CAM

For the Board of Directors