

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS BUDGET MEETING

November 20, 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, Louise Gabbard - Vice President and Director Brian Caruso present in person

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 October 16, 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 October 2024 financials

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

Committee Reports -

Grounds Committee – Madeline reported that there were shrubs planted at the Jacaranda entrance by VCA. Cleanup continues from the hurricane. The 11 islands that were thought to not have irrigation may have it after all. The Hurricane cleanup for Villa Vivaci has been billed at \$2,245.00 Mulch is scheduled to be installed on December 5th. Some of the new plants in the islands may need to be replaced.

Architectural Review Committee –

Arc Requests and Approval by ARC Committee –

4551 CG Remove overgrown & partial dead bush – replace with approved plants.

4123 BP 1. Replace storm damage sections of gutter.

2. Replace storm torn screening on lanai.

4522 CG replace roof, soffits/fascia & gutters.

4109 BP replacing 3 windows with hurricane windows.

4124 BP replacing roof.

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

The ARC Committee did a walk through identifying dirty driveways and sidewalks. The pavers at the pool parking lot are also in need of cleaning.

Pool Committee – Joan Whitehead thanked the volunteers who moved the chairs before the hurricane. The pool deck crack repair was not done to satisfaction. The cracked tile and skimmer repair have not been done yet. Brian R. sent another request to have this done. The pool heater temperature will need to be raised.

Project Committee – Brian C reported the pool door has been repaired, install no lifeguard sign, broken roof tile was removed, new circuit breaker.

1. Fix parking sign (new support stake)
2. Fix inside bulletin board & secure door.
3. Install “No Lifeguard” sign.
4. Took broken tile off Cabana roof.
5. Installed new rooks for pool simmer & safety loop.
6. Fixed circuit breaker door @ Cabana.
7. Installed new doorknob on pump room door – made keys the same.

Welcome Committee – The directory costs have increased. The new owners at 4120 BP introduced themselves.

Social Committee – Barb Johnson reported the mystery lunch was successful. 10 People attended and the location was evergreen. There will hopefully one more before Christmas.

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

Unfinished Business:

New Business:

Approval and Vote of the 2025 Proposed Budget: The 2025 draft budget was discussed. Each line item was explained and discussed.

A **MOTION** was made by Louise Gabbard and seconded by Brian Caruso to approve the 2025 annual budget as presented. **Motion passed unanimously.**

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

Next meeting is December 18th , at 10AM

The meeting was adjourned at 11:22 AM

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