

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

December 18, 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, Louise Gabbard - Vice President and Director Brian Caruso present in person

Secretary - Michael Jalbert and Treasurer – Marci Shantz were not present

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Louise Gabbard and seconded by Brian C. to approve the November 20, 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 Madeline Salerno reported for Marci Schantz on the November 2024 Treasurers report.

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

Committee Reports -

Grounds Committee – Madeline Salerno reported the grounds are improving and Twin Palm is working diligently to repair the irrigation system. The floor commented that the driveway islands look good.

Architectural Review Committee –

4568 CG – Roof, soffit and gutter

4570 CG – Roof

Brian C. Reported that there have been 65 ARC requests this year so far.

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

Pool Committee – Madeline Salerno reported for Joan Whitehead. The pool repair has not been done

Project Committee – No Report

Welcome Committee –reported there are two new residents that were welcomed.

Social Committee – Trisha Vogel reported there is a pastry and coffee gathering on Saturday the 21st.

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

Unfinished Business:

NONE

New Business:

Discussion and Vote to Replace Storm Damaged Pitch Apple Plants: Madeline reported that there were approximately 16 pitch apple plants that have died. A proposal is being gathered to replace these dead plants. Brian C. reported that there is enough money left over from the hot dog function to buy the plants but not install them. Discussion followed regarding the irrigation.

Establish Compliance Committee discussion: Brian Rivenbark explained the necessity for a compliance Committee. Discussion followed regarding forming a Compliance Committee and the reasons for not forming one. Brian C.

recommended tabling the discussion until the next meeting. The Board agreed.

A **MOTION** was made by Brian C. and seconded by Madeline Salerno to table the compliance committee formation discussion. **Motion passed unanimously.**

Discussion Regarding Seeking Attorney Opinion on Notice requirements and Florida Friendly Plantings: Madeline stated that the Board needs to know if the landscape committee and other committees need to post notice for the walk through. There will be an annual calendar drafted noticing the meeting time and dates for the committees. Discussion followed regarding the new statute that does not allow HOA's to deny residents to plant Florida friendly plants. If an HOA requires an ARC approval prior to installing a specific landscape practice, then approval must be sought, even if it is protected.

Mulch Installation Issues: Madeline Salerno reported that the amount of mulch installed was short. There were several areas that did not get enough mulch. Brian C. suggested that each home gets the same amount of mulch equally.

A **MOTION** was made by Madeline Salerno and seconded by Louise Gabbard to add more mulch to the community not to exceed \$1000 in cost. **Motion passed unanimously.**

Homeowner Input and Comments: Owners made comments from the floor. The weeds in the sod was discussed.

Next meeting is January 15 2025, at 10AM Annual meeting

The meeting was adjourned at 11:31AM

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