

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 15, 2025, Immediately following the Organizational Meeting

A MEETING of the Board of Directors was scheduled for 10:56 AM Via Zoom Video conference & at the Venetia Clubhouse

The meeting was called to order by President -Madeline Salerno at 10:56 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, Mike Kamps - Vice President, Betty Giambrone - Secretary, Marci Shantz - Treasurer and Director Brian Caruso present in person

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 December 18, 2024, Board meeting minutes with corrections. **Motion passed unanimously.**

Unfinished Business:

Discussion Regarding Seeking Attorney Opinion on Notice requirements and Florida Friendly Plantings: Steve Johnson reported on the new law requiring the implementation of Florida Friendly landscaping for homeowners. Lengthy discussion followed regarding the interpretation of the law. The Legal and documents committee will research this issue.

New Business:

Roof Cleaning: Madeline Salerno reported that the owners with new roofs will not require cleaning. Lengthy discussion followed regarding using special assessment to pay for the roof cleaning as per the Associations documents and letters that could be sent to the owners who have the dirty roofs. This topic was tabled for the next meeting.

Estimates from Twin Palms: Madeline received several estimates from Twin Palms for various landscaping projects such as Juniper removal, replace plants along garage wall, remove two dead hibiscus plants, trim one palm and replace perimeter plant on front and side of pool, that will be discussed at the next meeting.

Welcome Packet Revision: Tabled to next meeting

Future landscaping Projects: Tabled to next meeting

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

The events for next week coffee on Saturday 18 at 9:30, Sunday will be soup and salad at 5:00Pm at the clubhouse

Next meeting is February 19, 2025 at 10AM

The meeting was adjourned at 12:01PM

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