

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
A Corporation Not –for Profit

MINUTES OF THE BOARD OF DIRECTORS ORGANIZATIONAL MEETING
January 15, 2025

The meeting was called to order by Brian Rivenbark CAM, at 10:28 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:

Marci Shantz, Madeline Salerno, Mike Kamps, Betty Giambrone and Brian Caruso.

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Nomination of Officers

MOTION made by Marci Shantz and seconded by Brian C. to nominate Madeline Salerno as President. **Motion passed unanimously.**

Motion made by Brian C. and seconded by Betty Giambrone to nominate Mike Kamps as Vice President. **Motion passed unanimously.**

MOTION made by Madeline Salerno and seconded by Brian C. to nominate Marci Shantz as Treasurer. **Motion passed unanimously.**

MOTION made by Brian C. and seconded by Marci Shantz to nominate Betty Giambrone as secretary. **Motion passed unanimously.**

Brian Caruso will be Director at large.

MOTION made by Brian C. and seconded by Marci Shantz to approve 2025 Board meeting calendar to have the meeting on the third Wednesday of each month at 10AM. No meetings in June & August. With July meetings starting at 5:30PM. **Motion passed unanimously.**

The Board established the Project, Pool, Landscape, ARC, Welcome, Compliance, Enforcement & Social Committees

Steve Johnson Volunteered to chair the legal and documents committee.

MOTION made by Brian C. And seconded by Marci Shantz to establish the Project, Pool, Landscape, ARC, Welcome, Compliance, Enforcement & Social Committees. **Motion passed unanimously.**

A MOTION was made by Madeline Salerno and seconded by Marci Schantz to approve the Chair persons of each Committee. **Motion passed unanimously**

Future Goals or Projects: Madeline Salerno stated the future projects will be landscaping, painting of the villas, possible pool resurface. The electric box that feed the zone to the irrigation at the end of Canello Grande should be replaced early in 2025N

Meeting adjourned at 10:55 AM

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