

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 19, 2025, 10:00 AM

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 10:01 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:

Madeline Salerno - President, 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.**

A **MOTION** was made by Madeline Salerno and seconded by Betty Giambrone to amend the agenda to add the Presidents Report and the Treasurers report. **Motion passed unanimously.**

Presidents Report: Madeline Salerno asked for volunteers for the the VCA Board to represent Villa Vivaci on the VCA Board. The flag Pole area was pressure washed by an vendor doing work at at owners home. The Association is in need of volunteers for the Compliance Committee. Please make sure all resident clean up after their animals. Residents comments will be limited to the 3 minute maximum. Madeline thanked the Board for their help with all ongoing projects.

A **MOTION** was made By Madeline Salerno and seconded by Brian Kamps to change the order to amend the agenda so the bylaws and legal committee may present their findings before the roof cleaning discussion. **Motion passed unanimously.**

Treasurers Report: As attached to these corporate documents Marci Shantz read from the January 2025 financials A **MOTION** was made by Madeline Salerno and seconded by Brian Caruso to approve the January 2025 financial report. **Motion passed unanimously**

Legal and By Law Committee: Steve Johnson reported on the landscaping responsibility of the Association and the Owner as well as the continuity of the landscaping. Steve reported on the roof materials, roof replacement and the responsibility of cleaning of the roofs.

Unfinished Business:

Roof Cleaning: Madeline Salerno reported that there is no standard for roof cleaning. Madeline suggested either amending the documents on roof cleaning or seek the opinion of the Attorney. Brian Caruso agreed with contacting the Associations Attorney for direction. Marci Shantz suggested three options, sending a letter to the owner who have not replaced their roof to have it cleaned, seeking legal opinion on how to proceed and the third to amend the documents. Betty Giambrone suggested getting the legal opinion. Lengthy discussion followed on the roof cleaning options. A **MOTION** was made by Madeline Salerno and seconded by Marci Shantz to seek legal advice on roof cleaning language in the documents. **Motion passed unanimously**

Estimates From Twin Palm: Madeline Salerno presented several estimates from Twin Palm. The main estimate is the landscaping replacement alongside of the parking lot and Bella Pasque area at the pool. The estimate is in the amount of \$4,107.00

A **MOTION** was made by Brian Caruso and seconded by Betty Giambrone to approve the estimate from Twin Palm for the pool landscaping in the amount of \$4,107.00. **Motion passed unanimously**

Welcome Packet Revision: Madeline Salerno reported that the welcome packet will always need amending. It is now in a one file system.

New Business:

Villa Painting: Madeline Salerno reported that the villas will need to be painted. An Ad Hoc Committee will need to get the estimates for the painting. Sunstate will contact Sherwin Williams to develop a painting spec sheet that will be submitted to painting contractors for the painting proposals.

Committee Reports

ARC Committee: There are 4 ARC ratified

4117 BP—replace exterior light fixture

4531 CG—new roof

4551 CG—replace existing storm door

4555 CG—repair lanai

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

Motion passed unanimously.

The ARC guideline amendments for the ARC committee were discussed.

A **MOTION** was made by Madeline Salerno and seconded by Betty Giambrone to approve the amended ARC Guidelines to include the self-pruning and trimming clause reverting back to 2022 guidelines. **Motion passed unanimously**

A **MOTION** was made by Madeline Salerno and seconded by Betty Giambrone to approve the revisions to the VVNA residents Guide. **Motion passed unanimously.**

A **Motion** was made by Madeline Salerno to approve ARC requests for 4521 CG roof, 4523 CG roof, 4116 BP ground lighting, and seconded by Marci Shantz to be approved. **Motion passed unanimously**

A **MOTION** was made by Madeline Salerno and seconded by Betty Giambrone to approve the ARC request for the removal of the Holly Tree, 4551 CG and 4555 CG and 4555 CG, removal of dead juniper, at with the condition of the Attorney's opinion on landscape maintenance responsibility. **Motion passed unanimously**

A **MOTION** was made by Madeline Salerno and seconded by Brian Caruso to deny the 21 ARC requests for the roof cleaning, pending Attorney review of governing documents: 4109 BP, 4110 BP, 4112 BP, 4123 BP, 4125 BP, 4126 BP, 4127 BP, 4129 BP, 4132 BP, 4134 BP, 4135 BP, 4136 BP, 4140 BP, 4141 BP, 4145 BP, 4528 CG, 4530 CG, 4534 CG, 4557 CG, 4560 CG, 4575 CG. **Motion passed unanimously**

Grounds Committee: Louise Gabbard reported that there was a walk through with Twin Palms. The mulch install was discussed. There are several locations that the mulch was not installed and new mulch will be installed at these locations. The irrigation on the driveway islands was repaired. Fertilization to be done this week.

A **MOTION** was made by Madeline Salerno and seconded by Marci Shantz to appoint Marilyn Rosenberg to the Landscape Committee. **Motion passed unanimously**

A **MOTION** was made by Madeline Salerno and seconded by Betty Giambrone to add the pool committee to the agenda. **Motion passed unanimously**

Legal & By-laws Committee: Reported earlier

Projects Committee: Brian Caruso reported. Representatives spoke with Hotwire for information on the internet at our cabana, met with wind mitigation inspector to give access for inspection at the cabana, checked the breaker box at the pool as someone had turned off the breaker for the pool heater, reported that the area around the flagpole has been power washed by company that power washed Julie Johnson's driveway, Project Committee was on hand numerous times to assure roofing was done in an appropriate manner for the cabana roof.

Pool Committee: Deb Lohner reported the pool tile repairs have been cancelled due to the possible pool resurface in the future, the pool heater was repaired.

Social Committee: Barb Johnson reported the hot dog party will be on March 1st at 4:30. The cost per resident is \$7.00

Welcome Committee: Alexis McErlain reported.

A Motion was made by Marci Shantz and seconded by Betty Giambrone to accept the Committee reports. **Motion passed unanimously**

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

Next meeting is March 19, 2025 at 10AM

The meeting was adjourned at 12:30PM

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