

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 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 10:00 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:

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 February 19, 2025, Board meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report: Madeline Salerno reported that the VCA Board needs a representative on the Board from Villa Vivaci. Please use the Vantaca system with the resident portal. The printed directories have been delayed, need volunteers to distribute. The date for the pitch apple plants has not been set yet.

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

Unfinished Business:

Attorney Opinion of Roof Cleaning -Vote to Disclose Opinion:

A **MOTION** was made by Madeline Salerno and seconded by Betty Giambrone to approve to disclose the opinion of the Associations Attorney. **Motion passed unanimously**

Discussion Regarding Roof Cleaning Amendment to the Declarations: Madeline reviewed the Attorney's opinion regarding the questions that were posed. Discussion followed regarding the amendments required to change the language regarding the cleaning of the roofs.

A **MOTION** was made by Brian C. and seconded by Mike Kamps to proceed with the process of having the three articles in the declarations that refer to roof cleaning amended. **Motion passed unanimously.**

Estimates from Twin Palms – Pool landscape and Community Gardens Renovations, remove Holly Trees, remove five Tree Stumps, Shave Oak Roots: Madeline Salerno presented and explained the proposals for the landscaping changes. A **MOTION** was made by Madeline Salerno and seconded by Betty Giambrone to rescind the approval of estimate 2192 from last month's meeting. **The Motion was tabled.**

A **MOTION** was made by Madeline Salerno and seconded by Brian Caruso to approve the landscaping by the pool fence \$6,568. **Motion passed unanimously.**

A **MOTION** was made by Mike Kamps and seconded by Marci Shantz to approve the removal of the dead Holly trees and grind the stumps \$925 **Motion passed unanimously**

A **MOTION** was made by Mike Kamps and seconded by Marci Shantz to approve the removal of five (5) tree stumps at 4530 & 4540 CG, 4524 CG, 4118 & 4116 BP. **Motion was tabled unanimously**

A **MOTION** was made by Madeline Salerno and seconded by Betty Giambrone to approve the shaving of the Oak tree roots at 4522 & 4524 CG \$200. **Motion passed unanimously**

Villas Painting update: Sunstate has requested the painting specs from Sherwin Williams.

New Business:

Compliance Committee Discussion: Madeline explained the responsibility of the Compliance Committee.

A **MOTION** was made by Madeline Salerno and seconded by Mike Kamps to appoint Brae Hanson, Mary Zaar, Heather Jalbert and Ann Marie Lenhardt to the Compliance Committee. **Motion passed unanimously**

Committee Reports

ARC Committee:

4128 BP repaint lanai cage.

A **MOTION** was made by Mike Kamps and seconded by Brian Caruso to approve the ARC requests as presented. **Motion passed unanimously.**

Grounds Committee: Louise Gabbard reported. The grounds and ARC did walk through for general appearance of the neighborhood.

Legal & By-laws Committee: No Report

Pool Committee: Joan Whitehead reported. There was an incident with the drainage and the pool. There will be compensation from the pool company for the lost water. All equipment is functioning.

Projects Committee: Brian Caruso reported. The chase lounges were repaired, and a new clock was installed.

Social Committee: Trish Vogel reported. The next event is Wednesday March 26th and it will be a pizza party, April 6th ice Cream social, April 26th easter gathering

Welcome Committee: Alexis McErlain reported. The committee has not delivered any welcome packets, the welcome committee will put together the welcome booklets.

A **MOTION** was made by Madeline Salerno and seconded by Marci Shantz to approve \$79.00 for the printing of the welcome Booklets. **Motion passed unanimously**

A **Motion** was made by Madeline Salerno 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 April 16, 2025 at 10AM

The meeting was adjourned at 12:00PM

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