

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 16, 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 and Director Brian Caruso present in person

Marci Shantz – Treasurer was not present

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Brian C. and seconded by Mike Kamps to approve the March 19, 2025, Board meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report: Madeline Salerno reported. VCA Board needs Villa Vivaci volunteer. Hot Dog Function was a good turn out. Madeline thanked Eileen Mahoney for the community landscape area. Twin Palms is doing a great job. Madeline thanked the Board members and the committee members.

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

Committee Reports

ARC Committee: There are four ARC requests all for landscaping changes. 4530, 4564, 4557 and 4559 Canello Grande A **MOTION** was made by Madeline Salerno and seconded by Brian Caruso to approve the ARC requests as presented.

Motion passed unanimously.

Grounds Committee: Louise Gabbard reported. There was a lot of good feedback on the plantings by the pool. There are two irrigation clocks being replaced.

Legal & By-laws Committee: No Report

Pool Committee: Madeline Salerno reported. The auto fil was replaced at the pool. Some of the pool chairs have been re-strapped.

Projects Committee: Brian Caruso reported. Installed solar light on the flagpole, old pool chairs donated to habitat, replaced hose nozzle at pool, locks on bulletin board oiled, new flush valve in bathroom, 25 plants distributed by landscape, new folding chairs, new cabana fans installed, project committee met with three electric companies for irrigation boxes, all well pumps were surveyed.

Social Committee: Trish Vogel reported. There will be an easter event on Sunday.

Welcome Committee: Alexis McErlain reported. There are ten booklets ready to be given to new owners. The committee is looking for volunteers to hand out the new booklets.

A Motion was made by Madeline Salerno and seconded by Mike Kamps to accept the Committee reports. **Motion passed unanimously**

Unfinished Business:

Discussion Regarding Roof Cleaning Amendment to the Declarations: Brian Rivenbark reported that the Attorney has not yet sent in the amendment language at this time.

Electric Panel Replacement Proposals: Madeline Salerno reported. There are four estimates received. Brian Caruso reported that the project committee met with three electric companies. The recommendation to the Board is to accept the proposal from Venice electric.

A **MOTION** was made by Madeline Salerno and seconded by to approve the proposal from Venice Electric in the amount of \$1,250 to be expended from the deferred maintenance reserve account. **Motion passed unanimously**

Villas Painting update: Sunstate has requested the painting specs from Sherwin Williams. The spec sheet should be received next week.

New Business:

Estimates from Twin Palms – Palm tree trimming: Madeline Salerno reported. The estimate for the trimming of the Washingtonian palm trees is \$1,070. The island palm trees proposal is \$825. The palm behind 4524 CG will need to have the palm fruit trimmed off. This will cost \$35.

A **MOTION** was made by Madeline Salerno and seconded by Betty Giambrone to approve the palm trimming proposals from Twin Palm. **Motion passed unanimously.**

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

Next meeting is May 21, 2025 at 10AM

The meeting was adjourned at

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