

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

May 21, 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 Brian Rivenbark 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:

Marci Shantz was present in person

Mike Kamps - Vice President, Betty Giambrone – Secretary and Director Brian Caruso present Via Zoom

Madeline Salerno - President was not present

**A quorum was present.**

Brian Rivenbark from Sunstate Management was also present.

**Minutes: Motion** made by Mike Kamps and seconded by Marci Shantz to approve April 16, 2025, Board meeting minutes with corrections. **Motion passed unanimously.**

**Presidents Report:** Mike Kamps reported for Madeline Salerno. Mike asked for owner decorum during the meeting.

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

**Committee Reports**

**ARC Committee:** There are three ARC requests at 4121 BP for storm shutters, remove and replace garage door and paint the new garage door.

A **MOTION** was made by Brian Caruso and seconded by Marci Shantz to approve the ARC for the storm shutters, Garage door and garage door paint at 4121 BP. **Motion passed unanimously**

**Grounds Committee:** No Report.

**Legal & By-laws Committee:** Steve Johnson reported. The use of reserve funds to fund the painting of the villas, the covenants state that the painting of the Villas shall be paid for by special assessment. The word shall makes the language mandatory. The painting cannot be funded by the reserves.

**Pool Committee:** Joan Whitehead reported. There is a new pool company called Howards Pool World. This company bought out Gulfstar. The pool furniture needs to be replaced. The Committee is researching furniture restrapping companies. Discussion followed regarding the furniture restrapping.

**Projects Committee:** No report

**Social Committee:** No report

**Welcome Committee:** No report

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

**Unfinished Business:**

**Villas Painting update:** Brian Rivenbark reported that the spec document from Sherwin Williams has been completed, and the document has been sent out to four different painting contractors for bids. The bids are due on or before June 6<sup>th</sup>

**New Business:**

**Appoint Julie Johnson to the Welcome Committee:**

**A MOTION** was made by Brian Kamps and seconded by Marci Shantz to appoint Julie Johnson to the Welcome Committee. **Motion passed unanimously**

**Mulch proposals Discussion:** Three mulch proposals have been obtained. Lengthy discussion followed regarding the proposals.

**A MOTION** was made by Brian Caruso and seconded by Mike Kamps to approve the proposal from Distribution Direct to mulch the common areas first then with the left over mulch will be divided up into 66 even parts between all Villas.

**Motion passed unanimously**

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

Next meeting is July 16, 2025 at 5:30PM

The meeting was adjourned at 10:55AM

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