

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 16, 2025, 5:30 PM

A MEETING of the Board of Directors was scheduled for 5:30 PM Via Zoom Video conference & at the Venetia Clubhouse

The meeting was called to order by Madeline Salerno at 5:30 PM.

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, Marci Shantz – Treasurer were present in person

Mike Kamps - Vice President, was present via zoom

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Marci Shantz and seconded by Mike Kamps to approve May 21, 2025, Board meeting minutes with corrections. **Motion passed unanimously.**

Presidents Report: Madeline Salerno Reported. The electric panel repair, the VCA special assessment, Oak tree removal by VCA in Villa Vivaci, VCA increased drone monitoring, VCA compliance committee, Board and committee member resignations,

A **MOTION** was made by Madeline Salerno and seconded by Marci Shantz to approve the resignation of Brian Caruso and Betty Giambrone from the Board of Directors. **Motion passed unanimously**

A **MOTION** was made by Madeline Salerno and seconded by Marci Shantz to accept the resignation of Sal Giambrone and Brian Caruso from the ARC and Projects Committees. **Motion passed unanimously**

A Records request was made by an attorney representing five members and the Board and Management are working to facilitate the request.

Treasurers Report: As attached to these corporate documents Marci Schantz read from the June 2025 financials

A **MOTION** was made by Madeline Salerno and seconded by Mike Kamps to approve the June 2025 financial report.

Motion passed unanimously

Committee Reports

ARC Committee:

A **MOTION** was made by Madeline Salerno and seconded by Marci Shantz to appoint Michael Brooks, Mike Kamps and Marci Shantz to the ARC Committee with Michael Brooks to be the Chair. **Motion passed unanimously**

Discussion and Vote on ARC Guidelines: Brief discussion followed regarding the proposed ARC guidelines

The vote for the ARC guidelines revision was tabled.

Grounds Committee: No Report.

Legal & By-laws Committee: No Report.

Pool Committee: Joan Whitehead reported. There was a new pool pump installed, Royal Pool Service was hired as the new pool service company.

Projects Committee: No report

Social Committee: No report

Welcome Committee: No report

A **Motion** was made by Madeline Salerno and seconded by Marci Schantz 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. There have been two proposals received so far.

Vote to Present the Roof Cleaning Amendment to a Membership Vote: The proposed amendment on roof cleaning was presented and discussed.

A MOTION was made by Mike Kamps and seconded by Madeline Salerno to approve the amendment to be sent to the Villa Vivaci membership to be voted on at a duly called membership meeting of the residents of Villa Vivaci. **Motion passed unanimously**

Marci Shantz stated that there are still roofs that require cleaning.

New Business:

Discussion Regarding the Pool Furniture Refurbishment Proposals: Madeline Salerno reported.

The discussion and vote for the pool furniture was tabled until the next meeting.

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

Next meeting is September 17, 2025 at 5:30PM

The meeting was adjourned at 6:10 PM

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