

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 17, 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 Mike Kamps and seconded by Marci Shantz to approve July 16, 2025, Board meeting minutes.
Motion passed unanimously.

Presidents Report: Madeline Salerno Reported. Heavy equipment should not be used along the banks of the ponds. The garbage bins need three feet of separation. There is a section of land belonging to Villa Vivaci at Corso Venetia and Canello Grande so the palms there will need to be trimmed by Villa Vivaci. The number of roofs needing cleaning will be done by special assessment.

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

Committee Reports

ARC Committee: 4522 CG – touch up paint lanai, 4140 BP replace gutter, fascia and soffit, 4128 BP – Trim dragon palm by front door and Ginger plant by the sidewalk, 4111 BP – install hurricane shade on lanai, 4564 CG – Plant two firecracker in the patio area to hide irrigation equipment.

A **MOTION** was made by Madeline Salerno and seconded by Mike Kamps to approve the ARC's as presented. **Motion passed unanimously**

Grounds Committee: No Report.

Legal & By-laws Committee: No Report.

Pool Committee: Joan Whitehead reported. The pool chairs need to be re-strapped. This will be discussed later in the agenda. The New Pool company is doing a great job.

Projects Committee: No report

Social Committee: Barb Johnson reported. There is discussion of a lady's luncheon in October.

Welcome Committee: No report

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

Unfinished Business:

Villas Painting update: Brian Rivenbark reported he has received four proposals for the painting of the Villas.

A **MOTION** was made by Madeline Salerno and seconded Mike Kamps to form an Ad Hoc Villa painting committee.

Motion passed unanimously

Discussion and Vote Regarding the Pool Furniture Refurbishment Proposals: Madeline Salerno reported. The furniture has not been re-strapped since 2012. Three estimates were received.

A MOTION was made by Madeline Salerno and seconded by Marci Shantz to approve the Pool Furniture Refurbishment Proposal from A & K in the amount of \$1,796.93 to be expensed from deferred maintenance in reserves. **Motion passed unanimously**

Discussion and Vote on ARC Guidelines: The revised ARC guidelines were presented. Discussion was had regarding the revised ARC guidelines. The Vote was tabled until there are enough Board members to act as a voting quorum that are not on the ARC Committee.

New Business:

Stump Removal Discussion and Vote for 4524 Canello Grande:

A MOTION was made by Madeline Salerno and seconded by Mike Kamps to approve the proposal from Twin Palm in the amount of \$200.00 to remove the tree stump at 4524 Canello Grande. **Motion passed unanimously**

Discussion and Vote Regarding filling Vacancies on the Board: Mike Kamps reported. The Board will not appoint new Board members to fill the vacancies at this time due to pending litigation. The Annual meeting in in January and there will be an election to fill the Board positions. Marci Shantz and Madeline Salerno both agreed.

A MOTION was made by Madeline Salerno and seconded by Mike Kamps to remain at three Board members until the annual meeting in January when there is an election. **Motion passed unanimously**

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

Next meeting is October 15, 2025 at 10:00AM

The meeting was adjourned at 6:10 PM

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