

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 22, 2025, 10:00 AM

A MEETING of the Board of Directors was scheduled for 10:00AM Via Zoom Video conference & at the Venetia Clubhouse

The meeting was called to order by 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, 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 September 17, 2025, Board meeting minutes. **Motion passed unanimously.**

Presidents Report: Madeline Salerno Reported. Pond 5 erosion control is completed; owners will need to tie in their gutters. There are seven roofs that will need to be cleaned. A special assessment will be needed for the roof cleaning. Please call the sheriff's office for trespassers, Volunteers are thanked for their efforts.

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

Committee Reports

ARC Committee: No Report

Grounds Committee: Louise Gabbard reported. Palms on the corner have been trimmed. Irrigation pumps were repaired, mulch is being delivered tomorrow, irrigation was discussed

Legal & By-laws Committee: No Report.

Pool Committee: Debbie Lohner reported. Half of the pool furniture has been strapped.

Projects Committee: No Report

Social Committee: No report November 6th to organize the 2026 social gatherings.

A MOTION was made by Madeline Salerno and seconded by Marci Shantz to appoint Sue Caruso as the chair of the social committee, Beth Simmons is appointed to the social committee.

Welcome Committee: No report

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

Unfinished Business:

Villas Painting update: Madeline Salerno reported. The Painting committee is reviewing the painting proposals and will report at the November meeting.

New Business:

Approval of Pool Pump Replacement:

A MOTION was made by Madeline Salerno and seconded by Marci Shantz to approve the expense from Royal Pools for the pool pump replacement. **Motion passed unanimously**

Approval of Royal Pool contract:

A MOTION was made by Madeline Salerno and seconded by Mike Kamps to approve the pool service annual contract from Royal Pools for the weekly pool maintenance service. **Motion passed unanimously**

2026 Budget discussion: The proposed 2026 annual budget was discussed by each line item. The Meeting to approve the proposed annual budget is scheduled for November 19th at 10AM.

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

Next meeting is November 19 2025 at 10:00AM

The meeting was adjourned at 11:14AM

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