

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
*A Corporation Not –for Profit*

**MINUTES OF THE BOARD OF DIRECTORS ORGANIZATIONAL MEETING**

January 14, 2024

The meeting was called to order by Brian Rivenbark CAM, at 11:31 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:  
Eileen Mahoney, Betty Rich and Judy Sikora.

**A quorum was present.**

Brian Rivenbark from Sunstate Management was also present.

**Nomination of Officers**

**MOTION** made by Judy Sikora and seconded by Betty Rich to nominate Eileen Mahoney as President. **Motion passed unanimously.**

**MOTION** made by Eileen Mahoney and seconded by Betty Rich to nominate Judy Sikora as Treasurer. **Motion passed unanimously.**

**MOTION** made by Eileen Mahoney and seconded by Judy Sikora to nominate Betty Rich as Director at large. **Motion passed unanimously.**

**MOTION** was made by Eileen Mahoney and seconded by Judy Sikora to appoint Brae Hanson to the Board of Directors. **Motion passed unanimously.**

**A MOTION** was made by Eileen Mahoney and seconded by Judy Sikora to have the next Board meeting on February 7<sup>th</sup>, 2026. **Motion passed unanimously.**

**MOTION** made by Judy Sikora and seconded by Betty Rich to nominate Brae Hanson as Vice President. **Motion passed unanimously.**

**MOTION** made by and seconded by to approve 2026 Board meeting calendar to have the meeting on the first Saturday of each month at 10AM. **Motion passed unanimously.**

The Bank check signers will be Eileen Mahoney and Judy Sikora

Eileen Mahoney discussed the new Florida laws in statute 720 and Florida friendly landscaping. Judy Sikora will present new Board processes dealing with finances at the next Board meeting. Eileen Mahoney announced that the meetings will now be recorded.

**Resident Forum:** Discussion followed regarding the Saturday meeting time, recording the meetings, Eileen requested the Board have all contracts. The ARC book will need to be turned over to the new Board.

**Meeting adjourned at 11:57AM**

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