

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 7 2026, 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 Eileen Mahoney 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:

Eileen Mahoney – President, Judy Sikora – Treasurer, Brae Hanson – Vice President and Betty Rich – Director was present in person

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Eileen Mahoney and seconded Brae Hanson by to approve January 14th 2026 Board Organizational meeting minutes. **Motion passed unanimously.**

Presidents Report: Eileen Mahoney Reported. Eileen Mahoney reported that contracts and insurance coverage were reviewed. The current landscape company will be ending service at the end of the month, and two bids from landscape companies are pending. Volunteers are being sought for committee positions. There is also an open spot on the Board; any interested volunteers are asked to contact the Board.

Treasurers Report: As attached to these corporate documents Judy Sikora read from the January 2026 financials A **MOTION** was made by and seconded by to approve the January 2026 financial report. **Motion passed unanimously**

Committee Reports

ARC Committee: No report

Grounds Committee: No report.

Legal & By-laws Committee: No Report.

Pool Committee: Debbie Lohner reported.

Projects Committee: No Report

Social Committee: Two successful events were held—a chili party and a coffee gathering.

Welcome Committee: No report

Unfinished Business:

None

New Business: Eileen Mahoney reported. The Boards commitment to you is transparency and to perform their fiduciary duty.

Tenets for 2026 Board and Committees:

Election of Committees for 2026: ARC committee. Social committee and other committee guidelines were discussed. Social committee must submit a list of years events for approval. Dissolving the Social Committee was discussed

Vote to rescind rules not consistent with covenants and by-laws: This discussion was tabled until the next Board meeting

Discussion of meeting schedule: Eileen Mahoney reported. The meeting schedule will continue with the Board meetings being on the first Saturday of each month at 10AM

Homeowner Input and Comments: Owners made comments from the floor. As attached to these corporate documents

Next meeting is March 7 2026 at 10AM

The meeting was adjourned at 11:14AM

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