

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS' MEETING

March 7th, 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 10:07 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.

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Presidents Report: Eileen Mahoney Reported. Order of the meeting. 3 minutes per comment. Board will not speak of anything that is not on the agenda.

Committee Reports

ARC Committee: None

Grounds Committee: None

Legal & By-laws Committee: None

Pool Committee: None

Projects Committee: None

Social Committee: None

Welcome Committee: None

New Business:

Irrigation Company: Met new company. Evaluation of the entire site will be performed. **M and T Clark connections** is the new irrigation company. A **Motion** was made to approve an irrigation invoice for \$745. The **motion** was made by Eileen Mahoney and **seconded** by Brae Hanson. The **Motion passed unanimously.**

A **Motion** was made by Eileen Mahoney and **seconded** by Brae Hanson not to exceed \$4,000 for repairs. The **Motion passed unanimously.**

Landscape Company: New landscaping company **Terry Polk Landscaping.** A **Motion** to approve Polk Landscaping as the new landscape company was made by Eileen Mahoney and **seconded** by Brae Hanson. The **Motion passed Unanimously.**

Vote to rescind rules not consistent with covenants and by-laws:

A **MOTION** was made by Eileen Mahoney and **seconded** Judy Sikora by to rescind the rules that are not consistent with the Villa Vivaci covenants and by – laws. **Motion passed unanimously.** Please remove them from the website.

Meeting Security: People have expressed concerns about security. If needed security board will hire at expense of the association.

Treasurers Report: As attached to these corporate documents Judy Sikora read from the February 2026 financials. Please remove **Board Tenets** from website.

A **MOTION** was made by Eillen Mahoney and **seconded** by Brae Hanson. The **Motion passed unanimously.**

To approve the February 2026 financial report. A **Motion** was made by Eillen and **seconded** by Brae Hanson. The **Motion passed unanimously**

Approval of Previous Meeting Minutes: A **Motion** was made by Eillen Mahoney and **seconded** by Brae Hanson to approve February 7th, 2026, Board meeting minutes. The **Motion passed unanimously.**

ARC Committee Report: No Report

Unfinished Business:

Discussion of the meeting schedule: To be held on weekdays on the second Wednesday of the month starting at 6pm.

A **Motion** made by Brae Hanson and **seconded** Betty Rich. The **Motion passed Unanimously**

Vice Presidents Report: Brae stepping down from the board effective immediately. Eileen Mahoney **motioned** to accept Brae's resignation and **seconded** by Betty Rich. The **Motion passed unanimously**

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

Next meeting is TBD

The meeting was **adjourned** at 11:13 AM

Respectfully submitted by Brian Rivenbark/CAM

For the Board of Directors