

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS' MEETING

April 15th, 2026, 10:00AM

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 Ann Viel 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: Ann Viel, Mike Kamps, Heather Jalbert, Mary Jane Appicello and Brian Caruso.

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Approval of Previous Meeting Minutes: Heather Jalbert read the minutes from March 25th 2026.

A **MOTION** was made by Brian Caruso and seconded by Mike Kamps to approve March 25th, 2026, Special Board meeting minutes. **The Motion passed unanimously.**

Presidents Report: Ann Viel Reported. Ann thanked the volunteers that have helped the past month. There are over 50 volunteer positions that will be filled.

Dave Lanni the Chair of the landscape Committee for Venetia Community Association gave a landscape presentation that included the upcoming projects, and the landscape vendor, Twin Palm.

Treasurers Report: As attached to these corporate documents Mike Kamps read from the March 2026 financials.

A **MOTION** was made by Mary Jane Appicello and seconded by Brian Caruso to approve the Treasurers report. **The Motion passed unanimously.**

Vote to approve Committee Volunteer List: As attached to these corporate documents the 2026 list of committee volunteers was presented and read.

A **MOTION** was made by Brian Caruso and seconded by Heather Jalbert to approve the 2026 committee volunteer list as presented. **The Motion passed unanimously**

Vote to approve the committee chairpersons: As attached to these corporate documents the 2026 list of committee chairpersons was presented and read.

A **MOTION** was made by Mike Kamps and seconded by Mary Jane Appicello to approve the 2026 committee chairpersons list as presented. **The Motion passed unanimously**

Committee Reports

ARC Committee: Ben Gabbard reported. The members of the ARC Committee was presented. There are no ARC applications to report.

Grounds Committee: Deb Kamps reported: An irrigation walk will be done in the next couple of weeks. Betty Giambrone reported that the landscape committee is researching to switch back to Twin Palm for the landscape contract. The contract will include the grounds, irrigation and fertilization. The contract will be within budget.

A **MOTION** was made by Brian Caruso and seconded by Heather Jalbert to approve the recommendation from the Grounds Committee to approve the Twin Palm Landscape contract starting June 1 2026. **The Motion passed unanimously**

Finance Committee: Betty Giambrone reported: The members of the Finance Committee were presented.

Legal & By-laws Committee: Steve Johnson reported: The members of the Legal and By Laws Committee were presented. The committee will only meet on an as needed basis. The purpose of the committee is to interpret and publicize the Associations governing documents. The committee members are not Florida licensed Attorneys and will not give legal advice.

Pool Committee: Deb Lohner reported. Sunstate Management has contacted the Office Cleaners for the quarterly pool deck cleaning.

Compliance Committee: Louise Gabbard reported: The members of the Compliance Committee was presented.

Social Committee: Sue Caruso reported: The members of the Compliance Committee was presented. The past events and future events were discussed. An event guideline was presented and read.

A **MOTION** was made by Brian Caruso and seconded by Heather Jalbert to approve the guidelines for the Social Committee as presented. **The Motion passed unanimously**

Welcome Committee: Evie Delome reported. The Committee will be welcoming new residents to Villa Vivaci.

VCA Board representative: Jay Frazee reported: Pool ladders are being repaired. Waterfalls will not run full time. The gates are maintained by CIA access and the infrastructure Committee. The lights at the courts were replaced by the infrastructure committee. The speed limit is 20 MPH in the community.

A **MOTION** was made by Brian Caruso and seconded by Mike Kamps to approve the committee reports. **The Motion passed unanimously**

Unfinished Business:

New Business:

Discussion regarding roof cleaning special assessment: Brian Rivenbark reported. There were three proposals received in Oct. & Nov. of 2025. One vendor does not do roof cleaning as of 2026. One vendor replied and stated the proposal stands and the other has not replied. The Association governing documents state that the roof will be cleaned by the association with a special assessment of the membership. Discussion followed regarding the roof cleaning.

Update website: All of the documents will be added to the website.

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

Next meeting is May 27 2026 at 2:00PM

The meeting was **adjourned** at 12:25PM

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