

# Viva Villas Maintenance Corp.

Board of Directors Meeting – March 8, 2021

As a quorum was established and notice was properly posted, the Viva Villas Maintenance Corp. Board of Directors Meeting was called to order at 6:02 PM by President Joe Carbone via ZOOM, hosted by Monarch Association Management, Inc.

Directors Present: Jan Morris, Sally Morris, Stan Kwiatkowski, Joe Carbone  
Management Present: Sue Marino, LCAM - Monarch Association Management, Inc.  
***Julie Arenstein submitted her resignation from the Board of Directors and all Committees.***

**Minutes:** Minutes of February 8, 2021

Correction:

***Motion by Julie to ~~change~~ included both paint specifications submitted from ~~to~~ Scott Paint and Sherwin Williams, second by Sally. Motion carried unanimously.***

**Deletions are ~~struck through~~ and correction is underlined.**

***Motion by Joe to approve the minutes (with correction) of February 8, 2021, second by Stan. Motions carried unanimously.***

**January 2021 Treasurer's Report:** Stan Kwiatkowski

Operating Account	\$126,120.18
Petty Cash	500.00
Union MM Account	\$ 44,602.17
TD Reserve	\$ 3,445.96
TIAA – CD #6120	\$ 45,989.27
TIAA – CD #1525	\$ 40,470.36
TIAA – CD #1517	\$ 40,460.31
TIAA – CD #6112	<u>\$ 34,163.67</u>
	<b>\$335,751.92 (February 28, 2021)</b>

The Treasurer's Report has been filed.

Delinquency Report was discussed. Sue noted three (3) owners are delinquent. One (1) Final Notice sent and payment received. Lien has been filed on two (2) other accounts.

## **Committee Reports:**

**Architectural Review:** Joe asked for a volunteer to serve on the ARC Committee. The one-form two signature ARC form has been forwarded to Villa Del Rio Board.

**Lawns, Trees & Shrubs & Sprinklers:** Joe reported that all timers area set to go on at 11:45 PM. Julie gave Joe the list of additional trees and shrubs and he will be meeting with Quint tomorrow (March 9<sup>th</sup>) to go over all the replacements which will be approximately \$4,000.

**Roofs:** The first five (5) wind mitigations reports have been delivered to owners (some were not home). The loan should be paid off no later than November 2021. Once that is done a new contract will be signed.

**Painting:** Janet reported that seven (7) buildings comprised of twenty-nine (29) units have been contacted. Four (4) color pallets will remain the same and three (3) are going to be changed. A sample will be painted on the buildings to make sure of match.

## Manager's Report:

*All items were discussed; a copy of the Manager's Report is attached to the original minutes.*

Minutes of February 8, 2021.

Resignation of Julie Arenstein from Board and ARC.

Attorney/Client Meeting on January 21, 2021

New dual association ARC form being created for ease of use.

Additional backflow tests at 9233 Zuni and 4253 Avanti

Reminder - The 2020 End of the Year Financial Statement is available to all unit owners upon request.

Per agreement: New roof/roof repair coding adjustments have been made related to check #138 and will appear on February statement.

## Unfinished Business:

1. Establish a written 2020 "agreement/contract" going forward with Villa Del Rio for their use of irrigation to water a common area that is under their responsibility to irrigate. Joe will review past invoices and establish an average base line of reimbursement, agreeable by both parties. - TABLED

## New Business: No New Business at this time.

**In light of the concerns with COVID-19, until further notice, future Board of Directors Meeting will be held via ZOOM. Owners interested in attending the meetings via ZOOM will be provided information necessary to sign-in. It is imperative that current email address be given to Monarch so that information can be sent prior to each meeting.**

## Adjournment:

***Motion by Joe to adjourn at 6:27 PM, second by Jan.  
Motion carried unanimously.***

Respectfully submitted,

M. Susan Marino, Secretary Pro Tem

**These Minutes have been approved.**

## **R E M I N D E R**

### **FREE INTERIOR PEST CONTROL SERVICE VIVA VILLAS – Sections 3 & 4 Only – Units with Garages.**

Included in your monthly maintenance fee is free pest control service. This service is provided by PestGuard. You must call them directly at (941) 358-3863 and asked to be put on their list for the next monthly service for Viva Villas in New Port Richey. This service is for roaches, ants, spiders, silverfish and dry wood termite SPOT treatment.