

Viva Villas Maintenance Corp.

Annual Meeting - Election of Directors and Approval of 2022 Budget – December 13, 2021

A quorum of the Membership was established (45) and Notice of Meeting was properly posted, the Viva Villas Maintenance Corp. Annual Meeting, Election of Directors and Approval of the 2022 Budget was called to order at 6:04 PM by the President Joe Carbone, at the Community Parking Lot Near Pool – New Port Richey, FL.

Directors Present: Joe Carbone, Stan Kwiatkowski, Sally Morris and Jan Morris
Management Present: Sue Marino, LCAM and Cindy Stananought, LCAM
Monarch Association Management, Inc.
Unit Owners Present: (45) owners were present in person or by proxy.

Minutes: Minutes of November 18, 2020 Annual Minutes

Motion by Stan to waive reading of the Meeting of November 18, 2020, second by Joe. Motion carried unanimously.

Treasurer's Report: Stan Kwiatkowski

Treasurer's Report: The November Treasurer's Report was accepted as presented.

Petty Cash	\$ 500.00
Operating Account	\$115,063.15
Union MM Account	\$ 7,146.13
TD Savings	\$ 3,450.96
TD – CD #6120	\$ 46,022.44
TD – CD #6112	\$ 34,188.30
TIAA – CD #1525	\$ 40,779.77
TIAA – CD #1517	\$ 40,489.49

Unfinished Business: - Presentation and Approval of 2022 Budget

Approval of 2022 Budget – Following discussion of the Proposed 2022 Budget:

Motion by Stan to approve the 2022 Budget as presented. The monthly maintenance fee will remain at \$198/per unit/per month, second by Stan. Motion carried unanimously.

A copy of the 2022 Approved Budget is attached to the original minutes.

Report of Officers and Committee Chairs:

Roof Committee Report: Joe informed the members that the loan with Pacific Premier Bank was approved to complete the roof replacement on the remaining 31 units.

Painting Committee Report: Jan noted seven (7) buildings were painted in 2021 and repainting will start again in February. The contractor, Handyman Roofing will be doing approximately four (4) buildings per week.

Law – Trees - Irrigation Committee: Joe reported for the Committees that water was turned off during the heavy rain to conserve and save.

Treasurer's Report: With the new budget funding in place, both the roof and painting projects will move forward quickly.

Election of Five (5) Directors:

There were two Candidates who submitted their name to be on the Board; Sally Morris and Mark Norton and two (2) nominations from the floor: Nick Basile and Tony Talotta. Being no additional candidates the new Board of Directors will be: Mark Norton, Sally Morris, Nick Basile and Tony Talotta. The fifth position will be by appointment.

Being no further business:

***Motion by Jan to adjourn the meeting at 6:35 PM, second by Stan.
Motion carried unanimously.***

These Minutes have been approved.

Viva Villas Maintenance Corp.
Organizational Meeting

The Organizational Meeting was called to order at 6:37 PM:

Following discussion Officers' appointed are:

President:	Mark Norton
Vice President:	Tony Talotta
Treasurer:	Nick Basile
Secretary:	Sally Morris
Directors:	To Be Appointed

Being no further business the meeting was adjourned at 6:47 PM.

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem

These Minutes have been approved.

Viva Villas Maintenance Corp.

Board of Directors Meeting – October 18, 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 6:04 PM by President Joe Carbone via ZOOM, hosted by Monarch Association Management, Inc.

Directors Present: Joe Carbone, Jan Morris, Sally Morris , Stan Kwiatkowski
Management Present: Sue Marino, LCAM - Monarch Association Management, Inc.

Minutes: No Minutes available for approval

September 2021 Treasurer's Report: Stan Kwiatkowski

Operating Account	\$122,788.87
Petty Cash	500.00
Union MM Account	\$ 54,530.39
TD Reserve	\$ 3,449.96
TIAA – CD #6120	\$ 46,015.13
TIAA – CD #1525	\$ 40,773.30
TIAA – CD #1517	\$ 40,483.06
TIAA – CD #6112	\$ 34,182.88

The Treasurer's Report has been filed.

Delinquency Report was discussed. Attorney Statues – One (1) liens filed on delinquent owners.

Committee Reports:

Architectural Review: One ARC application to install park bench under tree approved.

Lawns, Trees & Shrubs & Sprinklers: Additional trees were removed or trimmed. Irrigation breaks are to be repaired tomorrow.

Roofs: Three (3) buildings are scheduled to start.

Painting: New painting will start shortly.

Manager's Report:

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

1. Financial Report – September 2021
2. Delinquency Report – Report attached in Board Packet.

New Business: No New Business at this time.

Adjournment:

***Motion by Joe to adjourn at 6:41 PM, second by Jan.
Motion carried unanimously.***

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem

These Minutes have been approved.

Viva Villas Maintenance Corp.

Board of Directors Meeting – September 21, 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 6:19 PM by President Joe Carbone via ZOOM, hosted by Monarch Association Management, Inc.

Directors Present: Joe Carbone, Jan Morris, Sally Morris , Stan Kwiatkowski
Director Absent: Wendy DeGregerio
Resigned from Board and Painting Committee.
Management Present: Sue Marino, LCAM - Monarch Association Management, Inc.

Minutes: Minutes of July 7 and July 12, 2021 (No meeting in August)

***Motion by Jan to approve the minutes of July 7th and July 12, 2021
second by Stan. Minutes unanimously approved as written.***

August 2021 Treasurer's Report: Stan Kwiatkowski

Operating Account	\$118,748.89
Petty Cash	500.00
Union MM Account	\$ 69,027.40
TD Reserve	\$ 3,446.46
TIAA – CD #6120	\$ 46,011.54
TIAA – CD #1525	\$ 40,770.12
TIAA – CD #1517	\$ 40,479.90
TIAA – CD #6112	\$ 34,180.24

The Treasurer's Report has been filed.

Delinquency Report was discussed. Attorney Statues – One (1) liens filed on delinquent owners and one (1) owner sent final noted due to returned checks.

Committee Reports:

Architectural Review: One ARC application reviewed and approved.

Lawns, Trees & Shrubs & Sprinklers: New sod installed and only those areas were watered resulting in an increase in the water billing. Volunteers are needed to work on the Irrigation Committee.

Roofs: One bad roof on Estrella will be replaced by year's end. Funds will come from the roof loan which is close to settlement and closing.

Painting: New painting will start in October\.. Volunteers are needed to work on the Painting Committee..

Manager's Report:

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

1. Financial Report – August 2021
2. Delinquency Report – Report attached. Account 1243192 & 1243302 – Attorney Status
3. Minutes of July 7 and July 12, 2021
4. Association Attorney reviewed the Roofing Contract from Handyman Roof and the Loan Agreement with Pacific Premier Bank.
5. Monarch has provided a letter to the Board announcing the beginning of bank transfer from Union Band to Pacific Premier Bank.
6. Yellow jacket nest on Chico, Avanti and Villa Entrada were removed.
7. Numerous calls from residents regarding the lawn and landscaping.

New Business: No New Business at this time.

Adjournment:

*Motion by Joe to adjourn at 6:51 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.