



## Artisti at Venetian Golf and River Club POA, Inc

# BOARD OF DIRECTORS MEETING MINUTES

Thursday June 4<sup>th</sup>, 2020 at 1:00 PM  
Via Zoom

**Call to order** at 1:00 pm by Ken Smaha.

**Determination of quorum-** All board members are present, President Kenneth Smaha, VP James “Dawson” Milne and Treasurer Daniel Call. Brian Rivenbark, Michelle Thibeault and Teri Lennon were present representing Sunstate Association Management Group, Inc.

**Proof of Notice-** - Notice was given in accordance with Florida Statute 720 and the association guidelines.

**Reading and approval of minutes-** **A Motion by Dan and Seconded by Dawson** to approve the minutes as presented. **Motion** passed unopposed.

### Officer’s Reports

**President’s Report-** Ken gave a brief report including welcoming Sunstate on board and that the Tri County estimate for Palm Tree trimming was approved and returned for scheduling.

**Treasurer’s Report-** Daniel reported on the attached corporate records of March 2020 Financials and a brief discussion on the WCI liability.

**Management Report-** Michelle and Teri reported on the accomplishments and process of Management Turnover.

### Unfinished Business-

**Sod issues-** Ken reported that there are areas of sod that are distressed due to lack of water. The recent rains have contributed to new growth, although chick weed has still been noticed. Brian will ask Mike De Court at Tri County to address the distressed sod and Chick weed at the far end of Avalini. Toward the end of summer, the board will address the sod replacement issues.

**Governing Documents-** The board has approved the amended changes to the Declarations. These amended changes will need to be reviewed by an Attorney. Brian stated he will get two good faith estimates from Lobeck and Hansen and Kevin Wells law firms. After the attorney has reviewed and approved the changes, the changes will be distributive to the homeowners for a vote to approve at a duly called Membership meeting.

### New Business

A **Motion** made by Dan and seconded by Ken to release AMI with the effective date of June 1, 2020. **Motion** passed unopposed.



## **Artisti at Venetian Golf and River Club POA, Inc**

A **Motion** made by Dan and seconded by Ken to appoint Sunstate Association Management Group, Inc as the new management company. **Motion** passed unopposed.

A **Motion** made by Dan and seconded by Dawson to appoint the new management company to start June 1, 2020. **Motion** passed unopposed.

A **Motion** made by Ken and seconded by Dawson to appoint Sunstate Association Management Group, Inc as the registered agent. **Motion** passed unopposed.

A **Motion** made by Ken and seconded by Dan to appoint Sunstate as signers on the bank accounts. **Motion** passed unopposed.

A **Motion** made by Ken and seconded by Dawson to approve the contract as presented or as amended. **Motion** passed unopposed.

**Owners comments or questions** - None

**Next Regular Board meeting** – First Thursday of the month at 3pm. September 3, 2020 at 3pm

**Adjournment** Ken adjourned the meeting at 1:52

**Respectfully submitted by Brian Rivenbark, LCAM**  
**For Artisti Board of Directors**