

PONTE VECCHIO WEST HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING MINUTES

Monday, February 20, 2023 at 4:00 PM

In the P.V.W Social Hall

CALL TO ORDER

Meeting called to order at 4:00 PM by Irene Peck, President

RESIDENT COMMENTS ON NEW BUSINESS

Question raised by one resident as to the formal HOA approval to approve an Italian-American Club. Irene Peck answered; the Association must make sure the formation of a new club, thier by-laws and articles are up to HOA standards as the club is formed under the umbrella of the Association.

Residents shared concerns with the Clubhouse rule #6; allowing residents to eat in the card room and arts/crafts room under certain criterias.

ROLL CALL TO ESTABLISH A QUORUM

Present from the Board

Irene Peck -President
Janet Prainito - Secretary
Dennis Prisant - Treasurer
Esther Bean - Director
Noel Franco - Director
Lenny Pisciotto - Director

Campbell Management

Ashley Martin, LCAM

APPROVAL OF MINUTES

The January 16, 2023 meeting minutes were reviewed. A motion was made by Janet Prainito, seconded Noel Franco to accept the minutes. Moiton carried, all in favor.

TREASURERS REPORT

Dennis Prisant provided an expense overview of the January financials.

Operating Cash	\$564,155.44
Reserve Funds	\$755,441.26
Other Assets	\$75,895.65
Total Cash on hand & other Assets	\$1,395,492.35
Capital Buy in to date	\$44,080.00

PRESIDENTS REMARKS

Irene Peck thanked all Board members for her time sitting on the Board as they have accomplished many projects over the years.

PROPERTY MANAGERS REPORT

Ashley Martin announced important dates for the Annual Members Election.

COMMITTEE REPORTS - The following committees provided reports:

- **ARC:** Provided a written report of homes that were approved for Architectural changes. Esther Bean thanked the Committee for thier extensive work to ensure homes have the required criteria for permits, plans and paperwork.
- **Clubhouse:** New shower head was installed at the pool shower location. Proposals are underway for additional automatic doors for those in walkers and wheelchairs.
- **Entertainment:** Friday, February 24th is the “Zoe Tyler Show” and Friday, March 24th is the “Many Faces of Holly Faris” show. A Memorial event is scheduled for May 28th; details are forthcoming.
- **Landscaping:** Working on cleaning up the back wall area near the turnpike.
- **Athletics:** Fixed drainage and maintenance issues on the Tennis Court. The pickle ball nets need replaced soon as they are falling apart.

OLD BUSINESS: Nothing at this time

NEW BUSINESS:

- **Italian-American Club:** A motion was made to approve the formation of an Italian-American Club at Ponte Vecchio West. The motion was approved by Lenny Pisciotto, seconded by Dennis Prisant, all in favor.
- **Discussion to Change Clubhouse rule #6:** Allow residents to eat in the Card room and Arts & Crafts room under the following criteria:
 - Room to be clear of spills and rubbish
 - Large items such as pizza boxes to be brought to dumpster
 - All furniture put back in place
 - Card room open for this activity week days from 5p.m. to 7p.m.
 - Weekends, available until guards’ closing at 11p.m.
 - Arts and crafts room available until guards’ closing at 11p.m.
 - If either room is already occupied, those residents have preference
 - Observe maximum capacity of each room
 - Occupancy of both rooms open to all residents
 - Shut off lights and fans when leaving
 - Kitchen remains closed

ADJOURNMENT

The meeting adjourned at 4:42 PM. A motion was made by Noel Franco, seconded by Dennis Prisant, all in favor.

The next Board meeting is scheduled for Monday, March 20, 2023 at 4PM in the Social Hall.

Respectfully submitted by:

Ashley Martin, LCAM
Property Manager