

PONTE VECCHIO WEST HOMEOWNERS' ASSOCIATION

Board of Directors Meeting Minutes

Monday, December 18, 2023, at 4:00 P.M.

In the P.V.W Social Hall & Televised on Channel 1076

CALL TO ORDER

Meeting called to order at 4:00 P.M. by Linda Berger, President.

ROLL CALL TO ESTABLISH A QUORUM

Present from the Board

Linda Berger - President

Paul Negron – Vice President

Janet Prainito – Secretary

Dennis Prisant – Treasurer

Lenny Pisciotto – Director

Esther Bean – Director

Campbell Property Management

Ashley Martin, LCAM

Absent from the Board

Noel Franco – Director

APPROVAL OF MINUTES

The Board accepted the November 20, 2023 and December 4, 2023 minutes as presented.

TREASURERS REPORT

Dennis Prisant provided an expense overview of the financials:

Operating Cash	\$296,976.81
Reserve Funds	\$769,364.38
Other Assets	\$110,745.01
Total Cash on hand & other Assets	\$1,177,086.20
Capital Buy in to date	\$64,542.00

PROPERTY MANAGERS REPORT

Ashley Martin provided a verbal report.

PRESIDENTS REPORT

The President provided a verbal report and wished everyone a joyful holiday.

COMMITTEE REPORTS

- ARC Committee – Report attached
- Clubhouse Committee - Verbal
- Entertainment Committee – Verbal
- Landscape Committee – None
- Irrigation - Verbal
- PVW Maintenance & Repairs Committee - Report attached

- Safety & Security Committee – Not present
- COBWRA – Not present

OLD BUSINESS: None

NEW BUSINESS:

Motion made by Paul Negron to approve the proposal from AT&I for the replacement of the swing gate operators and associated equipment for the visitor and resident entry gates. Total cost of the project is not to exceed \$9,884.66, with a contingency cost of \$988.00 ($\cong 10\%$). Monies will come from Reserves. Dennis Prisant seconded. Motion passed unanimously 6-0.

Motion made by Esther Bean to vote to rescind from the prior vote on June 21, 2022, the portion of that vote regarding the keeping of the tennis court lines on the court on which the current 2 pickleball courts reside. The tennis lines were since removed and the intent of this motion and subsequent vote is to ratify that removal and keep the court as it currently stands with only lipickleball lines. Paul Negron seconded. Motion passed unanimously 6-0.

ADJOURNMENT

Motion made by Lenny Pisciotto to adjourn the meeting at 4:46 P.M., seconded by Janet Prainito. Motion passed unanimously.

The next Board meeting is scheduled for Monday, January 15, 2024, at 4 P.M. in the Social Hall.

Respectfully submitted:

Ashley Martin,
Property Manager