

**VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

May 26<sup>th</sup>, 2021

9AM

A MEETING of the Board of Directors was scheduled for 9:00 A.M Via Zoom Videoconference

The meeting was called to order by Jan Weis, at 9:00 A.M.

Notice of the meeting was posted in accordance with the Bylaws of the Association and the requirements of Florida statutes.

The following Directors were present via video conference

Jan Weis

Bob Izzo

Patty Lombardo

**A quorum was present.**

Brian Rivenbark from Sunstate Management was also present.

**Minutes: Motion** made by Bob and seconded by Patty to approve the April 28<sup>th</sup> meeting minutes as presented. **Motion passed unanimously.**

**Treasurers Report:** as attached to these corporate documents Bob reported from the April 2021 financials.

A **MOTION** was made by Patty and seconded By Bob to approve the treasurers report for April 2021 **Motion passed unanimously.**

A **MOTION** was made by Patty and seconded by Jan to appoint Alice to the Villa Paradiso Board of Directors. **Motion passed unanimously**

A **Motion** was made by Patty and seconded by Jan to appoint Alice as Treasurer. **Motion passed unanimously**

**Committee Reports**

- a. **Landscaping Committee** – Dick reported – read regarding an email from MRT. Dick sent an email to The MRT Irrigation Manger, Oz stated in an email answering the questions from Dick. “Overall last week, owners were upset regarding the needs of the owners. MRT is being harassed by owners which is impeding the job MRT is contracted to do for the Association”. Dick stated that there is a protocol and the owners must not interfere with the work that MRT is doing. The Board agreed that the residents need to refrain from stopping the MRT workers to do specific work. The residents need to follow protocol and submit a work order to Sunstate management or Landscape Committee Chairman Dick Mole. There was discussion regarding posting the draft meeting minutes on the website. The Board agreed to post the draft minutes after the Board has reviewed them. Dick sent an email regarding the hogs. MRT gave a quote to repair the damaged areas by the hogs at \$3,200. Jan reported there will be a meeting with The Association landscape chairs, Sunstate management, Westcoast and MRT. The major topic of discussion will be the responsibility of certain areas of landscaping and irrigation.

There are two dead palms that need to be removed. Dick will contact MRT to see if they can remove the trees. If MRT cannot remove the trees Dick will contact Lamb Tree Service to have the palms removed. Landscape Committee will be having a meeting via Zoom on May 27<sup>th</sup> at 10AM.

- b. **VCA Roads Committee report** – No Report
- c. **Architectural Review Committee** —Jan stated that the installation of patios and the permission of umbrellas being considered. The Committee discussed with the caveat that the color of the umbrella must be a neutral color, must be a certain size, must be closed when the owner is not home, must be completely removed when they have left for the Summer to go up north. If the umbrella damages any other persons property, then the owner of the umbrella would be responsible for reimbursement. The umbrellas must be on a paved area and not on the grass.
- d. **Social Committee:** Linda Braun – No Report

#### **Unfinished Business:**

- A. **Landscaping Project Update:** Dick did state that the areas between the driveways should be replanted with uniform plants. Jan stated that there are many plants that are not allowed to be planted such as plants that are invasive and attract insects. The members of the Ad Hoc Landscape Project Committee are Dick Mole, Linda Braun, Cindy Beckley, Margaret Eskey, Janice Cicero, Gail Stewart and Marily Mattle. Patty Lombardo is the Board Liaison.
- B. **Paver Cleaning discussion:** Jan stated that the paver cleaning is the responsibility of the homeowner. The Association did attempt to get a contractor to do the work at owners expense but did not get enough residents to sign up. Dick reported that the sidewalk area by the mailboxes next to the pool will be discussed at the meeting next week on Wednesday June 2<sup>nd</sup>.
- C. **Pool Resurface quote:** Brian reported that Casa Di Amici has approved the quote from Mr. Marcite for the pool resurface pending the approval from Villa Paradiso.  
**A MOTION** was made by Patty and seconded by Bob to approve the 21% of the pool resurface cost. The expense will come out of reserves line for pool replacement. **Motion passed unanimously**

#### **New Business:**

- A. **Irrigation and Maintenance at Pool Discussion:** Discussed under Landscape report
- B. **New Board Member Appointment:**  
A **MOTION** was made by Bob and seconded by Patty to appoint Alice to the Villa Paradiso Board of Directors. **Motion passed unanimously**  
A **MOTION** was made by Patty and seconded by Jan to accept the Alice to accept the resignation of Bob Izzo from the Board of Directors. **Motion passed unanimously**  
A **MOTION** was made by Patty and seconded by Jan to appoint Alice as Treasurer. **Motion passed unanimously**

#### **Homeowner Input and Comments:**

Cindy Beckley has stated that she has taken over the pool testing. She will be gone from Mid-June to Mid-September. Someone will need to test the pools from the Villas.

The next Meeting is June 30th 2021 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:21 AM

Respectfully submitted by Brian Rivenbark/CAM  
For the Board of Directors

