

**VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

April 27, 2022 at 9AM

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

The meeting was called to order by Jan Weis, at 9:01 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 and/or via video conference

Jan Weis                      Alice Nieves                      Patty Lombardo

**A quorum was present.**

Michelle Thibeault (Via Zoom) and Lynn Priest from Sunstate Management was also present.

**Minutes: Motion** made by Patty and seconded by Alice to approve the March meeting minutes pending changes as instructed. **Motion passed unanimous**

**Presidents Report:** Jan reported. When gutter project is finished the street project will begin. Tentatively scheduled for May 2<sup>nd</sup>. The preserve committee will not be monitoring the transient individuals and any other activity taking place in the Preserve.

**Treasurers Report:** as attached to these corporate documents Alice reported from the February 2022 financials.

A **MOTION** was made by Patty and seconded by Jan to approve the treasurers report for March financials. **Motion passed unanimously.**

**Committee Reports**

- a. **Landscaping Committee** – Dick Mole reported. Twin Palms has begun their weekly mowing and trimming. They are very responsive to any requests or complaints. The crew also inspects the homes after the work is completed and takes that information to the supervisor immediately and the work is completed at that time. Several residents voiced their complaints. There was an issue with cleanup on Monday after trimming and the sod was not installed correctly. The old sod was not removed before the new sod was replaced. Dick will be in touch with Donnie at Twin Palms to discuss issues.
- b. **Architectural Review Committee** – Margaret reported. No ARCs received in April.
- c. **Social Committee** -

**New Business: Jan reported**

- **Special Assessment for Zone 1 enhancement.** Discussion was held regarding notice of this assessment, including a review of all opportunities to review the progress of the project that was sent out to residents. The committee has done extensive research on this project and they have made numerous presentations regarding what will be done and when. The bylaws of the VP community state that there should be continuity within the community regarding landscaping.

**MOTION** made by Alice and seconded by Patty to accept the special assessment of \$262.00, this will be due on/or before June 30, 2022. The check will be made payable to Villa Paradiso and sent to Sunstate Management, PO Box 18809, Sarasota FL 34276. **Motion passed unanimously**

**Homeowner Input and Comments:**

Patty Lombardo talked about how the community looked originally versus the current situation with the landscaping. She feels that the continuity that was in the community has been overlooked and needs to be taken seriously according to the documents of the community.

Pat and Mark feel that their opinions were never taken seriously or considered when expressed. They also expressed their disappointment in the lack of communication on the landscaping project.

Linda explained that the ixoras to be planted will be dwarf and not the full size that were originally planted.

Judy asked if the flags can be replaced throughout the community. Monica mentioned that there are several flags in her garage. Old, damaged flags will be replaced

The next Meeting is May 25th, 2022 at 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:19 AM

Respectfully submitted by Lynn Priest/Admin for  
Brian Rivenbark, LCAM  
For the Board of Directors