

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 29 2023 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 9:00A.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 (via Zoom) Alice Nieves Patty Lombardo

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Patty and seconded by Alice to approve the February 22nd meeting minutes as presented.

Motion passed unanimously.

Presidents Report: Jan reported that she has been sending shorter emails regarding certain issues. The ARC and landscape guidelines are being updated. A change has been made for the submission of any Landscape or Architecture Project requests - (note: normal landscape work orders will continue to go through the regular "job order" email address. This only pertains to project forms that are submitted for architectural or landscaping project approval.) All project forms are to be submitted to a member of the Board of Directors who will log in and forward them to the appropriate committee(s). This ensures a timely response to requests since key committee members can be absent for various reasons and we don't want this to affect response time to the request. There is a breakfast function this Saturday with Casa Di Amici.

Treasurers Report: as attached to these corporate documents Alice reported from the February2023 financials.

A **MOTION** was made by Patty and seconded by Jan to approve the treasurers report for February2023 financials.

Motion passed unanimously.

Committee Reports

Landscaping Committee – Dick reported that the landscapers are blowing the trimmings back into the lawn and into the preserve. There are a few magnolias that were removed were flush cut will need to be removed. Discussion was had regarding the preserve trimming. Dick presented the irrigation proposal for Villa Paradiso. The proposal is for the monthly wet checks. This would replace the irrigation checks and work that Twin Palms is currently doing. Brian stated that Twin Palms quote for palm trimming is \$1000 less than AborX quote. The Board agreed to accept Twin Palms trimming proposal. Discussion was had regarding the renter at 4458 Corso Venetia. The owner will receive a letter informing them that the tenant must not interfere with the landscapers when they are trimming.

Architectural Review Committee – Jan reported that there is an issue with whole house generators, a resident put in an ARC for one of these generators and it was denied. Jan stated that these generators are not permitted in Villa Paradiso. The ARC Committee has drafted a policy on portable generators. As attached to these corporate documents Jan read the draft policy. Discussion was had on encouraging owners to have a pest control company treat their interior of the units. Discussion was had regarding the process for denying ARC requests. The Committee and Management have been emailing the owners to inform them that the requests have been denied.

Social Committee -No Report

Unfinished Business

Discussion on Mulch Installation for 2023: Brian presented a mulch quote from Distribution Direct in the amount of \$3,998.00 for mulch install for 2023. Brian stated that this price could be more due to the center areas between the driveway not being mulched.

Discussion Regarding Palm Tree Trimming: Discussed under Landscape committee report.

Discussion on Sidewalk cleaning for 2023: Brian stated he will be getting a proposal from Reliance today for the sidewalk pressure washing for 2023.

New Business:

Homeowner Input and Comments:

Owner stated that he has friends visiting for two weeks in April.

Owner stated that the Association send all

A MOTION was made by Patty and seconded by Alice to respond with written certified letter with return receipt request for all ARC request correspondence. **Motion passed unanimously**

The next Meeting is April 26th at 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:24AM

Respectfully submitted by
Brian Rivenbark, LCAM
For the Board of Directors