

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 28th , 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 March 29th meeting minutes as presented. **Motion passed unanimously.**

Treasurers Report: as attached to these corporate documents Bob reported from the March 2021 financials. The March financials was under budget for the first three months of 2021

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

Committee Reports

- a. **Landscaping Committee** – Dick reported – There was a \$1900 estimate to complete the irrigation that needs to be moved and capped off. Once this is completed it should complete the final repairs for the irrigation system. Dick stated that some of the lawns are not in good shape and will need a walk through with MRT to determine if these areas need to be replaced. Brian suggested to document the condition of the bad areas and see if it comes back over the summer rains, if it does not come back then re-sodding may be needed. Discussion was had regarding the sod and weed control.
- b. **VCA Roads Committee report** – Mary Eve Reported, Mary is a member of the VCA Board and a member of the ad-hoc Roads Committee. The Committee is in the process of re-organization. Mary is asking for volunteers from Villa Paradiso. The Roads will be studied after the 2022 budget in the fall. The roads are projected to be started in 2023.
- c. **Architectural Review Committee** — Patty reported that Margaret is the Chair of the Committee. There were 4 requests that were approved. They were a new lanai, request for new windows was denied, the last two requests were to paint the inside of the Lanai which did not require an ARC request. The other members of this Committee are Janice Sisaro and Gail Stewart.
- d. **Social Committee:** Linda Braun – No Report

Unfinished Business:

- A. **Pool expenses so far and yet to come:** Bob stated that the pool expenses for the heater can be appropriated from operating expenses. Discussion was had on the reserves and the expenses that will be needed to cover the 21% of the cost for the pool resurfacing project that is slated to begin in January 2022
- B. **Follow-up on homeowners' survey for upcoming Landscaping Project.** Bob stated that at least 50% of the residents responded to the owner's survey on the landscape project. The responses were in favor of the landscape project. The residents wanted the landscape to look colorful and well groomed. Patty stated that some of the residents asked to replace plants in stages and that it did not need to have continuity in the landscaping. Lengthy discussion followed regarding the landscaping survey and the plants needed. Brian stated that Villa Paradiso is a planned community, and this does mean that the look of the community must be uniform. Brian stated there should be no more than three landscape plans. The Board wanted to start the project no later than September.
Bob stated that he has put his unit on the market and will be moving. There will need to be a new volunteer to fill the third position and treasurer position. Bob stated that the Association will need to build the reserves in order to continue to the increasing costs of capital items. There will need to be an increase in dues to support the increase in funding of the reserves. Cindy stated that there are some qualified people in the neighborhood who could fill the position of Treasurer.

New Business:

- A. **Welcome New Homeowners:** Jan reported that there are new owners that are closing in June. Patty has welcomed new owners who closed on April 15th.
- B. **Update on Financial Planning for Future Expenses – Reserve Study:** Discussed previously in the meeting
- C. **VCA Report –** Cindy reported that speeding continues to be a problem the VCA directory will be distributed this Friday.

Homeowner Input and Comments: NONE

The next Meeting is May 26th 2021 via zoom video conference

The meeting was adjourned at 10:14 AM

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