

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 30th, 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

Alice Nieves

Patty Lombardo

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Alice and seconded by Patty to approve the May 26th meeting minutes as presented with corrections. **Motion passed unanimously.**

Treasurers Report: as attached to these corporate documents Alice reported from the May 2021 financials.

Jan reported that the Association is overbudget in utilities for the year. This is due to the Nizza ct electric meter is connected to the irrigation well for the floating fountain feature at the Woodmere entrance. This well provides recharge water for the pond. This well also provides irrigation for Nizza ct as well.

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

Committee Reports

- a. **Landscaping Committee** – Jan reported – During the research for the Villa P. landscape project it was discovered that there were two areas of landscaping that Villa P. was paying for but these areas are the responsibility of VCA. The areas are at the corner of Corso Venetia and the end of the Nizza Ct cul de sac. Management and the Landscape committee as well as MRT & Westcoast had a walk through to determine the responsibility. VCA has approved to revise their contract with Westcoast to maintain the landscaping in these areas. The shared pool area landscaping expenses will be split between VPA and CDA. VPA will need to pay an additional \$56 per month for the landscaping expenses. The pool resurfacing was discussed as well.
- b. **VCA Roads Committee report** – Brian reported that the Roads will be repaved in 2022. Brian stated he has been in contact with an engineer to get a scope of work detail. Discussion was had regarding the roads.
- c. **Architectural Review Committee** – No report
- d. **Social Committee:** Linda Braun – No Report

Unfinished Business:

- A. **Landscaping Project Update:** Patty reported that after the initial Landscape Project meeting on Nizza Ct on March 15th with homeowners, a survey was sent out and the responses included a desire for more color, same quality of plants, and overall acceptance with a special assessment. The Committee was formed and there has since been three meetings. The committee has established planting Zones with Zone 1 being the areas between villas on the driveways, Zone 2 the area surrounding the Pygmy palm and along the side of the garage, and Zone 3 the planting area between villas back to the lanai. For Zone 1, the committee asked for an estimate to replace the soil prior to any replacement planting; this estimate came in at \$11,000. To determine if this would even be needed (or maybe only in certain areas) Dick Mole has taken soil samples of each Zone 1 and sent to be tested. The costs are being researched so to decide on a possible special assessment cost. 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. Their next meeting will be end of July with meetings every-other week through August and September.
- B. **Paver Cleaning discussion:** Jan stated that there are pavers in the community that will need to be cleaned. Sunstate will send out letters to these owners that need to have cleaned. Jan stated the Association will be adding the pressure cleaning of the sidewalks in VPA to the VPA budget for next year. Brian will get a couple quotes for the sidewalk pressure cleaning.

New Business:

- A. **Update on Road Committee:** Discussed under Road committee report.
- B. **Update on VCA/MRT – Westcoast landscape responsibility:** Discussed under Landscape Committee report

Homeowner Input and Comments:

Owner stated that there is a tree at the corner of Natalie and Corso Venetia that is a traffic safety hazard. This is an MRT landscape issue. Owner discussed irrigation on Corso Venetia and along Natalie.

Owner stated that she has a Magnolia tree that was planted by the developer that is leaning to one side. Owner asked about controlling the weeds in the pavers.

Owner asked if the fountain will be turned back on. Jan stated just to have the company pull out the fountain it would be \$600. This will be looked at during next year's budget.

Owner commented that there is some plantings between her unit and the other. She said that wildlife is hiding in these plantings.

The next Meeting is July 28th 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