

**VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

August 25, 2021 at 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 9:04 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.**

Brian Rivenbark and Lynn Priest from Sunstate Management was also present.

**Minutes: Motion** made by Patty and seconded by Jan to approve the July 28th meeting minutes as presented. **Motion passed unanimously.**

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

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

**Committee Reports**

- a. **Landscaping Committee** – Dick Mole reported. Brian Rivenbark discussed the issue with Westcoast and MRT/Truest. To clarify, MRT and Truest are same company but different names to differentiate between the nursery and the landscaping services. Both companies have new account managers handling VCA, Casa Di Amici and Villa Paradiso. Brian will be meeting with both new managers to go over responsibilities and expectations within the VCA communities. Discussion was had regarding the condition of the landscaping
- b. **Architectural Review Committee** – Margaret reported. No requests at this time
- c. **Social Committee:** No Report

**Unfinished Business:**

- A. **Landscaping Project Update:** Dick, Mole reported the order of projects to be completed: Zone #1- garages, Zone #2 beneath pygmy palms, Zone #3 between garage and alcove, Zone #4 between two villas. New plants and shrubbery have been selected with consideration of more color as originally requested. This is a total community transition and not a small project.

**New Business: None**

**Homeowner Input and Comments:**

Additional landscaping issues were discussed by several homeowners.

Jan stated that renters do not have authority to change or make decision regarding the property they are leasing. There have been issues where renters have refused or requested specific services by the landscapers. Brian or Bobby will be

there at the next trimming to intercept any interference from the renters. Owner will also be contacted to be made aware of specific violations made by their tenants.

Discussion was held about non-residents getting inside the pool area. They have been allowed in by someone within the pool area or they are jumping the fence.

Resident also mentioned that speeding has been an issue within the community.

The next Meeting is September 22nd, 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