

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 22, 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 9:00 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 and/or 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 Patty and seconded by Alice to approve the August 25 meeting minutes with corrections.
Motion passed unanimously.

Treasurers Report: as attached to these corporate documents Alice reported from the August 2021 financials. Jan discussed the reserves. The Pool restoration reserve will be used next year when the pool is resurfaced. Jan also explained the property lines for the pool common area and the Homeowner's Villa (4458 Corso Venetia) next to the pool; the large planting area that separates these two areas is the responsibility of CDA. However, Villa Paradiso does share in the maintenance cost at 21% of the pool and landscaping of common area known as "Villa Paradiso Neighborhood Association; our budget includes reserves for these shared expenses.

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

Committee Reports

- a. **Landscaping Committee** – Dick Mole reported. October 4th Truett will be trimming the palms. Dick stated that this will be scheduled twice a year moving forward. There is a tree on Corso Venetia that is dying that will be removed.
- b. **Architectural Review Committee** – Margaret reported. A request for a lanai at 4305 Corso Venetia was approved. The Committee is recommending resident only use licensed and insured contractors. Patty stated that all unit owners are required to submit their homeowner's insurance to the Association.
- c. **Social Committee:** No Report

Unfinished Business:

- A. **Landscaping Project Update:** Dick Mole reported that the landscape project will be presented at the next meeting. Jim Cannata stated that the landscape project should require feedback from the community. There was a petition that was signed by 16 members but was not submitted to the Board. Lengthy discussion followed regarding membership input on moving forward on the landscape project. Patty Lombardo commented that all homeowners did in fact receive an email formal request for input, many of which were returned, prior to this project which was used as Step 1 when the committee kicked off. As well, people were asked to volunteer for this project to participate in the development of the plan and could always have

joined the team. As well, Board meetings were extended to every month in 2021 in order to allow questions regarding the project.

New Business:

- A. **Discussion and approval of roof pressure washing.** Jan stated that the Association received three quotes for the roof pressure washing. Jan stated that the Board reviewed the quotes and agreed that Magic Mikes pressure washing was the best choice.

A Motion was made by Patty and seconded by Alice to accept the quote from Magic Mikes for the pressure washing of the roofs. **Motion passed unanimously.**

The cost of the pressure washing will be special assessed to the community with a duly called Board meeting which requires a 14 day notice as per state statute.

Homeowner Input and Comments:

Judy Cannata stated the internet was not working at the small pool, she also asked how the work order system works.

The next Meeting is October 27th , 2021 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:41 AM

Respectfully submitted by Brian Rivenbark/CAM

For the Board of Directors