

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 27th, 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 Via Zoom call

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Patty and seconded by Alice to approve the September meeting minutes with corrections.

Motion passed unanimously.

Treasurers Report: as attached to these corporate documents Alice reported from the September 2021 financials. The association is under budget by \$1900. The tree trimming has been paid and will hit the October financials.

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

Committee Reports

- a. **Landscaping Committee** – Dick Mole reported. On Corso Venetia there is a row of viburnum where old sod that doesn't grow will be removed, and some ground cover will be installed. The cost will be \$405. There is a Magnolia that is half dead and can be trimmed up top or removed. Mulch will be applied next month. There is ongoing irrigation work being done in the community.
- b. **Architectural Review Committee** – Margaret reported. Request from 4305 for an extension of the pavers was approved. The name of the company is Pebble Beach Pavers. This company is insured as well. Several residents have requested approval to paint the ceiling of the entryway that cannot be seen from the street. This helps keep the wasp nest from forming. The Committee would like to develop a preferred vendor list for the owners in Villa Paradiso.
Margaret reported that the Committee has been working on updating the ARC review guidelines. The new areas are the pavers need to be in good repair, the Committee will approve umbrellas, but the owner will still need to put in a request, they will need to be Green, not left out when owner is not there, and they will need to be located in the back of the units. No grilling in the garages. Discussion was had regarding the types of flags that can be displayed Brian stated that the documents do not have restrictions on flags. The decorative garden flags and personal garden items must be kept in the garden area which is zone 3. The dog waste should always be picked up, pet waste cans should be hidden from the street. These Guidelines may be expanded regarding other general items for new owners and renters.
- c. **Social Committee:** No Report

Unfinished Business:

- A. **Landscaping Project Update:** Dick Mole reported that the landscape project Committee sent out the email of the presentation last week. Dick stated that he would be open to any owner to review the landscape project presentation with them. Discussion was had regarding funding the palm trimming and possibly the preserve trimming.

New Business:

- A. **Review of Architectural Committee Guidelines:** This was discussed under the Architectural Committee report.

Homeowner Input and Comments:

Owner asked if the lot line pictures will be sent to the owners. Jan will be sending them out over the weekend.

Owner asked if the mulch can be done in October instead of November. Dick stated he will see about having it done then.

Dick suggested having the Board go from 3 members to 5 members.

The next Meeting is November 17th , 2021 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:08 AM

Respectfully submitted by Brian Rivenbark/CAM

For the Board of Directors