

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 17th, 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: A **MOTION** made by Patty and seconded by Alice to approve the October 27th meeting minutes with corrections. **Motion passed unanimously.**

Treasurers Report: as attached to these corporate documents Alice reported from the October 2021 financials. The tree trimming has been paid and will hit the November financials.

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

Committee Reports

- a. **Landscaping Committee** – Dick Mole reported. There are few items such as the three holly trees will need to be cut down. There is an outstanding work order for irrigation at the end of Nizza ct. There is also a dripline repair that needs to be done but there has not been any communication from Truest on this. Truest installed some liriope around oaks trees. The mulch will be installed this month. Brief discussion was had on the work order report.
- b. **Architectural Review Committee** – Margaret reported. There was a request at 4313 for the walkway around to the lanai. This was approved.
- c. **Social Committee:** No Report

Unfinished Business:

- A. **Pool Resurface Update:** Jan reported that the pool resurface project is scheduled for January. There was a discussion regarding the community preserve trimming. This is included in the budget for next year. VCA is looking into getting Attorney opinion on the responsibility.

New Business:

- A. **Discussion and Vote on 2022 Proposed Budget:** Jan presented the proposed 2022 annual budget by each line item. Jan reported that the Association will be hiring Twin Palms Landscaping services in January of 2022 to replace truest. The contract for Twin Palms id \$7000 less than Truest but does not include the mulch. The Mulch can be put out to bid in 2022. Jan explained the landscape replacement cost for 2022. This is for plants that need to be replaced outside of zone 1. Lengthy discussion was had regarding zone 1 reserve funding.

A MOTION was made by Patty and seconded by Alice to approve the Landscape contract from Twin Palms starting January 1st, 2022. **Motion passed unanimously.**

A MOTION was made by Patty and seconded by Jan to approve the Villa Paradiso 2022 Annual Budget at \$505 per quarter. **Motion passed unanimously.**

Homeowner Input and Comments:

Judy Cannata asked what the budget increase earmarked. Brian explained that landscaping is as a whole is earmarked

Jim Cannata thanked the Board and Committee's work on the Budget

Owner asked when the next roof cleaning will be done. Jan stated that there will be a different process.

Owner also asked to have the water usage researched when the next cleaning is done, as well as the broken tiles.

Discussion was had regarding the roof pressure washing.

Owner reported the County is re-zoning the IHOP across the street into a medical Marijuana dispensary.

The next Meeting is, January 26th 2021 (Annual Meeting) via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:58AM

Respectfully submitted by Brian Rivenbark/CAM

For the Board of Directors