

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 29, 2022 at 9AM

A MEETING of the Board of Directors was scheduled for 9:00 A.M at the VCA Clubhouse & Via Zoom Videoconference

The meeting was called to order by Jan Weis, at 9:03 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)

A quorum was present.

Brian Rivenbark (via Zoom) and Priest from Sunstate Management was also present.

Minutes: Motion made by Alice and seconded by Patty to approve the May meeting minutes pending changes as instructed. **Motion passed unanimously**

Presidents Report: Jan reported. The road project has been completed and the feedback has been mostly positive from residents. Jan has been appointed as Chair for the Preserve Committee. Quotes are being obtained for the Preserve cut back project. Jan is working now on getting a project cost from the survey company to clearly define the Preserve area. This will keep residents informed of their property parameters as well as the Preserve lines. Brian Rivenbark reported on the Trespasser/Homeless clean up project in the Preserve. The cleanup has been finished. There are some areas that are covered with cardboard that must not be removed. Residents have been advised to not go into the Preserve area for any reason. There has been several

Treasurers Report: as attached to these corporate documents Alice reported from the May 2022 financials.

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

Committee Reports

- a. **Landscaping Committee** – Jan reported. Walk thru was done. Twin Palm will replace sod, at no charge, that did not take hold. Dick will meet with them when he returns from vacation. Jan and Dick have suggested a design plan be done in areas where sod will not grow to replace those areas with plants, bushes, mulch etc. All pygmy palms have been trimmed. The taller palms are the responsibility of West Coast and are not Villa Paradiso responsibility.
Zone 1 planting project is to begin in July. Each area will have irrigation replaced, new dirt brought in, plants put in and new mulch laid. Zone 2 project will be reviewed prior to starting. Patty asked that a letter be sent anyone who has not paid the special assessment by June 30. Brian will send an updated outstanding A/R list to Jan today.
Landscapers have been removing the sod around the power boxes in the rear lawn instead of just trimming the grass. Landscapers will be contacted to address this issue.
- b. **Architectural Review Committee** – Margaret reported. No new ARCs submitted. Residents were advised to check their attic and roofs for leaks or any areas in need of repair. These areas are also places where bugs, rodents and other wildlife like to get into and need to be taken care of before property damage may occur. Residents were asked to please continue pest control treatments. Carpenter ants, palmetto bugs etc. have been seen and pest control needs to be done on a regular basis. An infestation in your unit could likely effect

your neighbors and vice versa. Owners are reminded to contact any renters to be sure the renters are also continuing the pest control service. This will be reviewed again when the rental application is revised at a later date.

c. Social Committee -No Report

New Business: None

Homeowner Input and Comments:

Judy suggested that owners and/or renters should have to show proof of a pest control contract when they submit their application.

Discussion regarding adding proof of insurance to be another requirement for all residents within the community. Proof of insurance would be required each year when the policy renews.

Judy and Jim need to be added to the list for sod replacement.

Hedges at need to be trimmed shorter at 4468 Peter Volk - owner (home by mailboxes) despite what the renter has requested.

The next Meeting is July 27th, 2022 at 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:15 AM

Respectfully submitted by Lynn Priest/Admin for
Brian Rivenbark, LCAM
For the Board of Directors