

**VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

August 31<sup>st</sup> , 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 9:13 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 from Sunstate Management was also present.

**Minutes: Motion** made by Patty and seconded by Alice to approve the July 27<sup>th</sup> meeting minutes as presented. **Motion passed unanimously**

**Presidents Report:** Jan reported the final signed off quote for the surveying for the preserve committee. VCA is asking for volunteers to be on the Comcast Cable Negotiations committee. Cindy stated that the committee has been chosen and the committee is looking into getting a new service for streaming services. Jan also stated that for 2023 and going forward, Villa Paradiso will work toward simplifying the work done by the Board and Committees by having a Master Calendar. We will negotiate all contracts during Jan/Feb of each year (tree trimming, mulch, palm trimming, roof cleaning, if necessary, major landscape projects, etc.) That work will be coordinated so there's logical timeframes set. The goal is having all contracts wrapped up eliminating the need to spend unnecessary and unproductive time later in the year to get this work done. As well, it was made clear that the Board needs to ensure that VCA Landscaping has correctly communicated to landscapers their work that includes the work they are responsible for in the common area around Villa Paradiso; this has consistently been ignored by this committee in the past and cannot continue.

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

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

**Committee Reports**

- a. **Landscaping Committee** – Dick reported that the new plants have been installed. The irrigation system has been changed. The brown dripline has been removed. A stronger type of micro jet has been installed. There will be a project meeting after the Board meeting. The palms will be trimmed by ArborX and the proposal will be discussed later in the meeting. Dick will ensure that the fire bushes at the end of Nizza Ct (responsibility of VCA Landscaping Committee) are trimmed twice a year minimum as part of VCA Landscaping responsibility and part of the referenced issue above in the President's Report.
- b. **Architectural Review Committee** – Reporting for Margaret Esky, Jan reported that the committee will be doing regularly scheduled checks on villa sidewalk/driveway pavers and the committee will initially contact homeowners, asking that this work be done. Should the work not be completed in the timeframe requested, a notice will be going out for dirty pavers by SunState. The committee will also be determining if roof cleaning is required in 2023.
- c. **Social Committee -No Report**

**New Business:**

Mulch quote discussion and vote: Brian presented four quotes for mulch. Florida mulch at \$4,208.98, Distribution Direct at \$3,998.64, A+ Spreading at \$3,876.00 and Twin Palms at \$5,155.04. Discussion was had regarding the mulch quotes.

A **MOTION** was made by Alice and seconded by Patty to approve the mulch install quote from Distribution Direct.

**Motion passed unanimously**

Palm trimming and vote: Dick Mole presented a quote from ARBORx for the palm tree trimming at \$2,671.00 for 56 palms. Discussion was had regarding the palm tree quote.

A **MOTION** was made by Patty and seconded by Alice to approve the palm trimming quote from ARBORx. **Motion passed unanimously**

New planting update: Discussed in the landscape Committee report

**Homeowner Input and Comments:**

The next Meeting is September 28<sup>th</sup> , 2022 at 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:00AM

Respectfully submitted by  
Brian Rivenbark, LCAM  
For the Board of Directors