

**VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

October 26<sup>th</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 9:10 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 August 31<sup>st</sup> meeting minutes as presented.

**Motion passed unanimously**

**Presidents Report:** Jan reported and thanked all volunteers for helping with the hurricane cleanup. Discussion was had regarding the contracted cleanup for Venetia. The cleanup is being done but it is taking a long time for the process to be completed. The preserve committee is still scheduled to have the survey done on the preserves. Jan stated that the 2023 is being finalized and will be mailed to owners 14 day prior to the Budget meeting.

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

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

**Committee Reports**

- a. **Landscaping Committee** – Dick reported that zone three for 2023 will be the same price and the landscape contract does not have an increase for 2023. Dick stated that there may be a cost for sod replacement. Some of the pygmy palms were not trimmed. The zone 2 landscaping was discussed. Dick stated that this is still on schedule. Jan asked if there was any update on the trimming at the end of Nizza Ct. Dick stated that he will contact Westcoast to have this area trimmed. A walk through will be required to identify the areas of responsibility between Westcoast and Twin Palm. Discussion was had regarding roof replacement and building painting. Jan stated that the buildings will need to be painted in the next two to three years. This will be paid for by special assessment. Discussion was had regarding home generators. Brian stated that the Board along with the ARC Committee will need to develop a policy for home generator specifications and portable generators as well.
- b. **Architectural Review Committee** – Margaret Esky reported that most of the driveways will need to be pressure washed and the owners will be notified. The landscaping regarding ornamental items will need to be approved
- c. **Social Committee -No Report**

**Unfinished Business**

**New Business:**

Post Hurricane Cleanup: Reported under Presidents report

**Homeowner Input and Comments:** Owner stated that the pool temperature is cold, and the heater will need to be turned on.

The next Meeting is November 30<sup>th</sup> , 2022 at 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:27AM

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