

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 30th, 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 9:05 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

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Alice and seconded by Patty to approve the October 26th meeting minutes as presented.

Motion passed unanimously

Presidents Report: Jan reported that Twin Palms has completed their cleanup contract for VCA community. The November newsletter was not distributed, however there will be a December newsletter. There is still a lot of work for cleanup. There was an error with the printer for the budget mailer, so the budget meeting is scheduled for December 7th by Zoom only. The Board and Landscape project Committee is looking at the long-term financial funding for the landscape replacement. Discussion followed on the clean up provided by Twin Palm.

Treasurers Report: as attached to these corporate documents Alice reported from the October 2022 financials. There are two invoices that will affect the November financials they are the tree trimming and the hurricane clean-up cost

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

Committee Reports

- a. **Landscaping Committee** – Dick reported that he wants the reassess with the project committee some of the items that were going to be replaced. Hurricane Ian put the project back by a couple years. The landscape has changed dramatically due to the hurricane. There needs to be a different plan for the different zones. Dick asked Twin Palms to do a walk through to assess the conditions on the turf in Valla Paradiso.
- b. **Architectural Review Committee** – Jan reported for Margaret Esky, some of the residents have been cleaning their driveways, but many still need to be cleaned. A Notice will be going out to the residents in January to have the driveways cleaned. New residents are presented landscaping and architectural guidelines, so they are aware of the restrictions. There is a bird feeder in the neighborhood and management has sent a letter to the owner. Jan reported that there was water intrusion into her unit from the roof vents that was caused by the wind driven rain. Patty reported that the gutters on the roofs need to be cleaned out or have an extra down spout in the front of the units. Apparently when the villa was built the owners had an option to have the extra downspout installed. Discussion followed regarding the contractors for adding the extra downspout. The Committee is looking on the cost to paint the villas.
- c. **Social Committee -No Report**

Unfinished Business:

None

New Business:

2023 Landscape Plans: Discussed under Landscape report

Discussion on Assessment Due to Hurricane Cleanup: Discussed under Presidents report

Homeowner Input and Comments: None

The next Meeting is December 7th , 2022 at 9 AM via zoom video conference only

The meeting was adjourned at 10:10AM

Respectfully submitted by

Brian Rivenbark, LCAM

For the Board of Directors