

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 26th 2023 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 9:00A.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 (via Zoom) Alice Nieves Patty Lombardo

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Patty and seconded by Alice to approve the March 29th 2023 meeting minutes as presented.

Motion passed unanimously.

Presidents Report: Jan reported that there are quite a few hacked emails going out to residents and Board members. Discussion followed regarding sending an eblast or notice on the website to residents warning them of the hacking scams.

Jan stated that the sidewalk pressure washing should be done in the fall. Brian stated he is still getting the quotes for the pressure washing.

Discussion followed regarding the mulch installation quote.

A **MOTION** was made by Patty and seconded by Alice to approve the proposal from Distribution Direct for the mulching in October. **Motion passed unanimously.**

Treasurers Report: as attached to these corporate documents Alice reported from the March 2023 financials.

A **MOTION** was made by Patty and seconded by Jan to approve the treasurers report for March 2023 financials. **Motion passed unanimously.**

Committee Reports

Landscaping Committee – Cindy reported for Dick Mole. The palm tree trimming has been approved and scheduled. Jan asked about the hard cut for Villa Paradiso. Cindy stated that the hard cut was not done. Twin Palms has not been picking up the trimmings. They are running them over with the mowers to mulch them. The Board wants Twin Palms to pick up the trimmings. Discussion was had regarding certain homes that have installed plants without approval. A Landscape walk through needs to be done with Twin Palms.

Architectural Review Committee – Patty reported that she is planning on replacing the seamless gutters on her unit. The price was \$500 for one villa, \$450 for 2 villas and \$400 for three or more villas. Discussion followed regarding gutter installation.

Social Committee -No Report

Unfinished Business

Update on sidewalk pressure cleaning. Discussed under the Presidents report

New Business:

Update on 4458 Corso Venetia Blvd: Jan reported that the renter's lease is up on June 11th. The owner did get the letter from Sunstate. The owners informed Jan that they are aware of the issues and will have it handled. Twin Palms did a good cut back around the unit. There are invasive species of plants that need to be removed.

Update on Compliance Committee: Jan stated that there is a compliance Committee composed of Jim Cannata, Paul Lombardo, Cindy Beckley and Bud Braun. Discussion followed regarding the fining process.

Update on new submission for both ARC and Landscaping Committee's project forms and the approval process. Jan reported that both the ARC and the Landscape forms should be submitted directly to the Board so the form can be forwarded to the correct committee.

Master VPA Project Calendar: Discussed under Presidents report. There will be a new calendar for the projects that are coming in the future.

New ARC Document: This document will have the language on the portable generator and the responsibility of not feeding the wildlife which includes no bird feeders and feeding the alligators. Also included will be language stating to not dump the water used to wash driveways into the pond.

Homeowner Input and Comments:

Discussion followed regarding a letter that was sent out to sub associations from Lighthouse. This letter was mistakenly sent to all owners in VCA. It should have gone to the owner only in VNA one.

The next Meeting is May 31st at 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:34AM

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