

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 30th 2023 at 9AM

A MEETING of the Board of Directors was scheduled 30th for 9:00 A.M Via Zoom Videoconference

The meeting was called to order by Jan Weis, at 9:09A.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 Patty and seconded by Alice to approve the June 28th 2023 meeting minutes as presented.

Motion passed unanimously.

Presidents Report: Jan reported that there have been questions regarding the post office and how to get a new lock and new key. The Post office is located at the Seaboard office off of US 41. If you want to replace the key and the lock, you will have to go to the post office downtown and complete a request for the replacement. The charge for the replacement is \$35. Budget season is starting, and the budget process has begun, Sunstate has sent over the budget worksheet. Landscaping is the big expense for 2024. The county has stated that the backflow testing notices will be sent in 2024. You may get the backflow tested now by a certified plumber and not have to get the backflow tested when the notice is sent. All of the new ARC forms are on the website. The rainy season seems to have started.

Treasurers Report: as attached to these corporate documents Alice reported from the July 2023 financials. The Association is under budget but the mulch expense is still expected to come. Discussion followed regarding the 2024 budget.

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

Committee Reports

Landscaping Committee – The sod is going to be installed during the rainy season as soon as it arrives, some of the sod has come back, the sod should be installed on 9/28 & 9/29. The sod will be ordered along with VCA sod so there will be a discounted price. The current turf has been fertilized and looks good. Dick stated that he would like to not hire an outside irrigation company and stay with Twin Palms for the irrigation. Discussion followed regarding the next phase of the landscape replacement that included adding pavers to the alcove from the AC unit to the bedroom unit. This will be discussed in detail when the Landscape and ARC committee meet. Dick gave Twin Palms the tree trimming report.

Architectural Review Committee – No report from the Committee. Jan sent out a notice to an owner to replace the light fixture. Jan suggested that the ARC & Landscape committees need to start having at least quarterly meetings.

Social Committee -No Report

Unfinished Business

VP/CDA Pool Security: Brian reported that he has put in a work order with Frontier for the phone line repair. Jan reported that there was discussion on installing a FOB system at the pool area which would be pointed at the gate entries only. Jan stated that this would add the maintenance of FOB distribution and video maintenance. There are new renters in the villa next to the pool did not receive the pool keys. This is a good example of the possibility of the past renter using the keys for the pool whereas a FOB can be deactivated.

New Business:

Homeowner Insurance Requirement Discussion: Jan thanked the residents for submitting their insurance declarations. We have all but one owner's insurance information.

Pool Phone Line: Discussed under unfinished business.

Homeowner Input and Comments:

Owner commented that the collection of the owner insurance policy may have been considered selective enforcement. Brian stated that this could be a factor of statute of limitations. Brian stated that the Association should seek the counsel of the Associations Attoreny.

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

The meeting was adjourned at 10:45AM

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