

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 27 2023 at 9AM

A MEETING of the Board of Directors at 9:00 A.M Via Zoom Videoconference and at the VCA Clubhouse

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 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 August 30 2023 meeting minutes as presented.

Motion passed unanimously.

Presidents Report: Jan reported VPA has been working with Casa Di Amici for security. There is phone service at the pool that was repaired and will require a new phone. There will also be a new life ring installed. A FOB system will not be installed. The preserve trimming contract was awarded to Twin Palms. The trimming will occur only behind homes, villas and condos. The common areas will be trimmed as per the VCA twin palm contract. Jan discussed the preserve trimming process.

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

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

Committee Reports

Landscaping Committee – Dick reported that the landscaping has been doing well. There should be a couple of Landscape Committee meetings by October. As we get more rain the sod replacement will come into consideration. A list of areas for sod replacement will be established. Discussion was had regarding allowing the area behind the AC unit on the side of the garage to be paved instead of landscaped. The pygmy palms and fire bush at the end of Nizza was trimmed. Discussion followed regarding landscaping. This Saturday there will be a volunteer day for dead landscape removal around the clubhouse and entrance areas. The only areas an owner can plant is behind the pygmy palms and behind the unit.

Architectural Review Committee – No report from the Committee.

Social Committee -No Report

Unfinished Business

Pool Phone Line Repair: Brian reported that he put in a work order with Frontier for the phone line repair. Frontier came out last week and said the phone line is working but the phone at the pool is not and needs to be replaced. CDA will purchase the new phone.

New Business:

Discussion regarding the 2024 Proposed Budget: The 2024 budget was discussed. The Budget meeting will be held on October 25th

Homeowner Input and Comments:

Discussion followed regarding the responsibility of the owners to replace their roofs.

The next Meeting is October 25th at 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:43AM

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