

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 25 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 September 27 2023 meeting minutes as presented. **Motion passed unanimously.**

Presidents Report: Jan reported that the firebush has been trimmed. The Emergency phones have been installed at the pool and there was a new stenner feeder installed. The pool temperature is cold. It is supposed to be 86 degrees.

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

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

Committee Reports

Landscaping Committee – Dick reported that the mulch is scheduled to be installed today. The landscaping is going well, and Twin Palm is doing a good job with cleaning up. The areas where they start has changed since they have started with VCA. There will be a sod walk through to identify locations for sod replacement. Cindy requested that when the landscapers spray chemicals they install signs or an eblast.

Architectural Review Committee – Jan reported that the Board has been informed by roofing professionals that the roofs have at least ten years of life left on the roof.

Social Committee -

Unfinished Business

Insurance submittal update: All insurance documents have been submitted. One has expired and another is not legible. Brian will keep following up on the collection for the insurance.

New Business:

Discussion and Vote regarding the 2024 Proposed Budget: The proposed 2024 budget was discussed. Jan explained each budget line item. Discussion followed regarding the roof cleaning for the residents.

A **MOTION** was made by Patty and seconded by Alice to approve the proposed 2024 budget as presented at \$550 per quarter. **Motion passed unanimously.**

Homeowner Input and Comments:

The next Meeting is November 29th at 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:03AM

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