

**VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

November 29 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 October 25 2023 meeting minutes as presented.

**Motion passed unanimously.**

**Presidents Report:** Jan reported that there was a notice sent to VCA owners regarding the backflow testing. The testing is due December 28<sup>th</sup> Patty stated that she called Babes Plumbing and they can do the testing for \$95 and Hooper can do the testing at \$50 per backflow. Babes requires the money upfront when scheduling the backflow testing whereas Hoopers will send you the invoice for \$50 after the testing is performed. The notice from the County had numerous plumbers that owners can call to get the backflows inspected.

Jan asked when the sidewalks will be cleaned. Brian stated he has contacted Reliance and will have the date ASAP.

Jan reported on the scheduling and dates of the preserve trimming. Villa Paradiso will be done the second week in December weather pending.

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

A **MOTION** was made by Patty and seconded by Jan to approve the treasurers report for October 2023 financials.

**Motion passed unanimously.**

**Committee Reports**

**Landscaping Committee** – Dick reported there is an issue with the well at the end of Nizza. The pond level was low and the grass was getting brown. Dick looked at it and there was no pressure in the tank. The breaker was reset and kept tripping. New Life Well said the well was cycling. A Variable speed pump was recommended. The quote was for \$5000. The pump also fills the VCA pond and also provides irrigation to Villa Paradiso. South County looked at the well and stated he might be able to come up with a solution. South County can possibly separate the connections to eliminate the sharing of the same pump. Discussion followed regarding the separation of the electric for the irrigation pumps. Dick reported that the Committee met with Twin Palms to discuss the sod replacement to each villa. This will be done to the front of the villas only not the back. This will not be scheduled until the first of the year. Dick reported that there will be a discussion on the garage landscaping with the Pitch Apple. This is scheduled to be done in the spring.

Dick made a presentation on the different zones of landscaping around the villas. Villa owners are not permitted to plant any plants in Zone 1(Driveway) and either of the sections in Zone 2 (a. Along Garage and b. Around Pigmy Palm). The community HOA requires consistency in the appearance of these three areas. For Zones 3 and 4, the Landscape Committee has reviewed and prepared a list of non-invasive and animal friendly plants, and plants that will thrive in our

climate and owners can select from this list of those plants for Zones 4 and 5. Please review the Landscaping Plan (developed in 2021) that is posted on the Venetia Community website under Villa Paradiso.

**Architectural Review Committee** – Mark Matthews reported that he has put a notice out to some contractors for the roof pressure washing. Kid Gloves’ proposal is \$8400. SRQ wash submitted a proposal at \$14,700. Mark has messages out to two other vendors.

**Social Committee - None**

**Unfinished Business:** None

**New Business:**

**Discussion regarding uncollected proof of owners’ insurance:** Jan reported there is one owner that has not provided proof of owner’s insurance.

**Discussion regarding levying a a fine on 4487 Corso Venetia Blvd for failure to provide proof of owners insurance:**  
**A MOTION** was made by Patty and seconded by Alice to impose a fine on 4487 Corso Venetia for failure to provide owners insurance. The fine is set at \$100 per day not to exceed \$1000 in aggregate. **Motion passed unanimously.**

**Homeowner Input and Comments:** None

It was agreed by all that the meeting scheduled for next month, December 27 will be cancelled. The next Meeting is January 31<sup>st</sup> 9 AM via zoom video conference and at the VCA Clubhouse. This will be Villa Paradiso’s Annual Meeting.

The meeting was adjourned at 10:22AM

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