

**VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

February 28<sup>th</sup> 2024 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 9:03 A.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 Alice and seconded by Jan to approve the January 31, 2024. Organizational meeting minutes as presented. **Motion passed unanimously.**

**Presidents Report:** Jan reported that there will be a notice sent out. Hurricane season is approaching, and the owners are required to send in proof of their owner's insurance to the Association. There was one owner who did not send in their owners' insurance. The new Shady Lady trees are being planted now along the strip of grass between the road and the sidewalk. Brian reported that the sidewalk repairs are still being done. There was a new heater installed at the pool. Villa Paradiso is responsible for 21% of the heater cost. Discussion followed regarding the reserves.

A **MOTION** was made by Jan and seconded by Alice to approve the 21% cost installation of the new pool heater. The heater will be funded by the reserve pool account and the remainder will come from the pool clubhouse line item.

**Motion passed unanimously.**

**Treasurers Report:** as attached to these corporate documents Alice reported from the January 2024 financials.

A **MOTION** was made by Jan and seconded by Alice to approve the treasurers report for January 2024 financials. **Motion passed unanimously.**

**Committee Reports**

**Landscaping Committee** – Linda Braun reported that the committee has received an estimate for new sod at \$2,550. Discussion followed regarding the sod installation.

A **MOTION** was made by Jan and seconded by Alice to approve the sod proposal \$2550 and mulch proposal \$468.

**Motion passed unanimously.**

The Landscape Committee has received a proposal for the replanting along the side of the garage. Brief discussion followed regarding the future landscaping project. This project will bring consistency to the neighborhood which is the trademark of an HOA. landscaping discussion followed regarding the garbage container being put out early. The garbage pick-up date is on Friday. Patrica Mathews stated that she would like to have a survey sent out to all of the members to see what the landscaping priorities for the Association are.

**Architectural Review Committee** – Steve Bumbera reported that the committee is focusing on visibility for what projects are going through the process, there will also be a spreadsheet showing the projects that were approved in the past this will allow residents to see what they need to submit a form for and that it will be approved. Steve will put a document together showing if the project does not need a submittal. All exterior changes will need to have an ARC form submitted.

**Social Committee** – Linda reported that the annual BBQ is scheduled. Linda asked the members to spread the word regarding the BBQ

**Unfinished Business:**

**Discussion regarding uncollected owners' insurance:** This was reported under Presidents report.

**New Business:**

**Vote to Ratify Approval for the New Pool Heater:** This was voted under Presidents Report

**Homeowner Input and Comments: None**

The next Meeting is on March 27<sup>th</sup> 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:31AM

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