

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 27th 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 9:00 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 – was absent

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Alice and seconded by Jan to approve the February 28th, 2024. meeting minutes as presented.

Motion passed unanimously.

Presidents Report: Jan reported that Twin Palm is trimming the common area preserve for VCA. The homeowner's insurance is at 100% compliance. There was a message sent out for the April insurances.

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

A **MOTION** was made by Jan and seconded by Alice to approve the treasurers report for February 2024 financials.

Motion passed unanimously.

Committee Reports

Landscaping Committee –

Update on Survey Results and future Impact: There was a survey that was distributed, and the installation was sod and cleanup. The least important was colorful plants. The owners did not want to pay an additional \$40 per qt for new plants. The copies of the results of the survey are available through the landscape committee.

Walkarounds - monthly schedule: A Schedule is being drafted.

Solar security path lighting - will appear in both ARC and LRC docs -: A Memo is being drafted which will define what areas can have solar lighting installed. NO plants, pots, decor, or solar lighting in Zone 1 (driveway) or Zone 2a- around Pigmy Palm or 2b- Garage plantings or in any lawn-grass area - inhibits trimming and turf cutting/treatments that are required.

There were some trimming concerns that were addressed with Twin Palms that were discussed during the walk through. There will have to be some additional items added to the contract to clean the streets off after it has been blown out. Lengthy discussion followed regarding the landscaping.

Architectural Review Committee –

Roofs Update: The roof cleaning project has been moved tentatively to October. Cleaning and gutter cleaning by the owner prior to roof cleaning will be needed. Discussion followed regarding the owners water being used for the roof cleaning. Jan reported that she met with Board members at Villa Vivaci on what they are planning for the roof replacement. Villa Vivaci had a roofing company come out and give a presentation on roof replacements. Jan had a state licensed roof inspector inspect her roof. The inspector stated that there are several roofing companies that will do a partial roof replacement.

Patty Lombardo entered the meeting at 10:00 AM

Villa Drive/Sidewalk power washing – This is owner responsibility - notes will be sent to the owners as required.
Zone 4 - rear planting area project - if it includes pavers OR border treatment, must be approved by ARC.

Social Committee –

Unfinished Business:

Discussion regarding uncollected owners' insurance: Discussed under Presidents report.

New Business: None

Homeowner Input and Comments: Owner commented that the state did not do a traffic study for the area between 41 and SR 776. There are 500+ apartments being built behind the CVS.

The next Meeting is on April 24th 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 11:24AM

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