VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 31st, 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 Patty Lombardo (via Zoom)

Alice Nieves was not present

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

<u>Minutes</u>: Motion made by Patty and seconded by Jan to approve the June 26th, 2024. meeting minutes as presented. Motion passed unanimously.

<u>Presidents Report:</u> Jan reported there was a meeting with Kauffman roofing regarding the roof replacements at Villa Paradiso. There will be other meetings. Jan reported that she did a walk through with Twin Palms and reviewed sod replacement. The sod has made a comeback with the constant rainfall. There are still areas that will need to be replaced. There are three oak trees on the corner of Nizza and CVB that VCA should remove. There is a large oak near the pool that was struck by lightning and will need to be removed. Jan reviewed the concept for an irrigation document for Villa Paradiso.

Treasurers Report: As Attached to these corporate documents Brian Rivenbark read from the May financials

A **MOTION** was made by Patty Lombardo and seconded by Jan Weis to approve the May financial report. **Motion passed unanimously**

Committee Reports

<u>Landscaping Committee</u> – Jan discussed Landscaping in the Presidents report. The mulch will be installed in late October. Twin palms will be focusing on weed control in the community.

Architectural Review Committee - No Report

Social Committee - no report

Unfinished Business:

New Business:

Roof meeting Update: Discussed under Presidents Report

VPA Irrigation Document Review Discussed under Presidents Report

Homeowner Input and Comments: None

The next Meeting is on August 28th at 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 9:58AM

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