

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 28th , 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 (via Zoom)

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Patty and seconded by Alice to approve the July 31st , 2024. meeting minutes as presented.

Motion passed unanimously.

Presidents Report: Jan reported on the roof replacement and the upcoming roofing meetings scheduled for September 13th and October 11th at 10AM at the clubhouse presented by Kauffman roofing. Margret has been following up on landscaping work orders and the system is working. The sod replacement proposal has been approved. The Preserve committee has completed the first round of tree trimming and vine removal.

Brian Rivenbark reported on the resident portal for Villa Paradiso. Each resident on ACH will need to access the portal to set up the ACH with Truist bank before the end of the year.

Treasurers Report: As Attached to these corporate documents Alice Nieves read from the July financials

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

Committee Reports

Landscaping Committee – Jan discussed Landscaping in the Presidents report. There is a shrub that needs to be trimmed and hasn't been trimmed in three months. The mulch will be installed in late October.

Architectural Review Committee – No Report

Social Committee – no report

Unfinished Business:

Roof Replacement Update: Reported under Presidents report.

New Business:

Discussion Regarding Resident Portal: Reported under Presidents report

Homeowner Input and Comments: Owner commented on the roofing. Discussion followed regarding the roof replacement by owners

The next Meeting is on September 25th at 9 AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:12AM

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