

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 30 , 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

Alice Nieves was not present

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Patty and seconded by Jan to approve the August 28 , 2024. meeting minutes as presented.

Motion passed unanimously.

Presidents Report: Jan reported on the hurricane debris cleanup. Jan stated there should be more communication from all associations in VCA regarding the cleanup process. Discussion followed regarding the owners who blow leaves into the drains on the streets. This causes a problem with drainage and could cause flooding. The Board advises all owners to NOT blow leaves in the drains on the streets. Jan reminded owners not to dump debris in the preserve areas. Jan reported that the draft budget has been finalized for Villa Paradiso and the meeting will be held on November 20th

Treasurers Report: As Attached to these corporate documents Patty Lombardo read from the September financials

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

Committee Reports

Landscaping Committee – Patricia Matthews reported there will be a landscape walk through, there was no notification on the fertilizer spraying and storm damage on two zones.

A **MOTION** was made by Patty Lombardo and seconded by Jan Weis to appoint Pat Boivin to the Landscape Committee.

Motion passed unanimously

Discussion followed regarding irrigation and sod issues.

Architectural Review Committee – Patty Lombardo reported that she had a private roof inspection completed. Owners will be required to clean their roofs if they are not getting a new roof. Mark Matthews reported that the roof cleaning will be done with a soft wash process. Cindy Beckley stated she received a proposal to have her villa painted and the painter told her that he could do a bulk price. Discussion followed regarding the painting of the unit. Patty discussed the Hotwire next phase of installation.

Social Committee – no report

Unfinished Business:

None

New Business:

Hurricane Damage Update: Discussed under Presidents report

Homeowner Input and Comments: Owner commented

The next Meeting is on November 19, at 2PM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:20 AM

Respectfully submitted by

Brian Rivenbark, LCAM

For the Board of Directors