

**VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS BUDGET MEETING**

November 19 , 2024, at 2PM

A MEETING of the Board of Directors at 2 PM Via Zoom Videoconference and at the VCA Clubhouse

The meeting was called to order by Jan Weis, at 2 PM.

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

**A quorum was present.**

Brian Rivenbark from Sunstate Management was also present.

**Minutes: Motion** made by Patty and seconded by Alice to approve October 30, 2024. meeting minutes with corrections.

**Motion passed unanimously.**

**Presidents Report:** Jan reported that Sarasota County has contracted with a new trash pick up company and the residents will need to order the trash bins. 4500 Corso Venetia Blvd has hurricane damage, and the owner will need to get the repairs. The roof cleaning is tentatively scheduled for January. Roof cleaning was discussed. Jan reminded the membership to schedule their appointment with Hotwire to explain the channel lineup.

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

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

**Committee Reports**

**Landscaping Committee** – Patricia Mathews reported that the landscape committee will schedule regular meetings in 2025. The landscape committee is practicing consistency and fiscal responsibility. The new planting count and types of plants for the next phase of the planting project were discussed.

**Architectural Review Committee** – Mark Mathews stated that Ken Boivin will be appointed to the Architectural Committee

A **MOTION** was made by Patty Lombardo and seconded by Alice Nieves to appoint Ken Boivin to the Architectural Committee. **Motion passed unanimously**

Mark stated there are 19 driveways that will need to be pressure washed by the owner.

**Social Committee** – no report

**Unfinished Business:**

**None**

**New Business:**

**Discussion and Vote on the proposed 2025 Budget:** The Draft 2025 budget was presented. Each line item in the budget was discussed.

A **MOTION** was made by Patty Lombardo and seconded by Alice Nieves to approve the 2025 annual budget as presented. **Motion passed unanimously.**

**Homeowner Input and Comments:** Owner comments and questions were taken from the floor

The next Meeting is TBD via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 3:35PM

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