

**VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.**

*A Corporation Not-For-Profit*

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

April 30, 2025, at 9AM

A MEETING of the Board of Directors at 9 AM Via Zoom Videoconference and at the VCA Clubhouse

The meeting was called to order by Jan Weis, at 9AM.

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 Jan Weis and seconded by Patty Lombardo to approve March 26, 2025 meeting minutes.  
**Motion passed unanimously.**

**Presidents Report:** Jan Weis reported. The preserve cuts are scheduled to start soon.

**Treasurers Report:** As attached to these corporate documents Alice Nieves read from the March 2025 financials.  
A **MOTION** was made by Patty Lombardo and seconded by Jan Weis to approve the Treasurers report. **Motion passed unanimously**

**Committee Reports**

**Landscaping Committee:** Margaret Esky reported. There is one home that an estimate is needed to resod the areas between the villas. Margaret reminded the membership to make sure they put in a work order regarding landscaping. Some invasive species will need to be removed.

**Architectural Review Committee:** The owners are responsible for the gutters to be cleaned and make sure the mortar on the roof will need to be sealed to maintain the life of the roof. The chlorine level of the water is an acceptable level that is not dangerous to people. There is a renter that is taking plants from the neighbor's backyard and planting them in his front yard. Sunstate will send a letter of violation.

**Social Committee: No report**

**Unfinished Business:**

Patty Lombardo is still pursuing speed bumps in the community. The current Board members will not be returning to serve in 2026. The Association is looking for volunteers.

**New Business:**

**Appointing New Volunteer for the Compliance Committee:**

A **MOTION** was made by Jan Weis and seconded by Patty Lombardo to appoint Blair Boyd to the Compliance Committee.  
**Motion passed unanimously.**

**Discussion and Vote to fine 4327 Nizza Ct for failure to submit owners' insurance:** The owner submitted the current insurance policy at the meeting. No fine was levied.

**Homeowner Input and Comments:** none.

The next Meeting is May 28, 2025 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:01AM

Respectfully submitted by

Brian Rivenbark, LCAM

For the Board of Directors