

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 28, 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 (via Zoom) Patty Lombardo (via Zoom) Alice Nieves

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Patty Lombardo and seconded by Alice Nieves to approve April 30, 2025 meeting minutes.

Motion passed unanimously.

Presidents Report: Jan Weis reported. Twin Palm will be starting the preserve cut in June. The vines are currently being removed. The association is at 100% with homeowners insurance. We are working with the new owners at 4348 Nizza Ct to ensure they are aware of this requirement as well as general covenants, landscaping and architectural guidelines.

Treasurers Report: As attached to these corporate documents Alice Nieves read from the April 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 and Patricia Matthews reported. The committee will be in contact over the summer and the Landscape Project committee will be meeting specifically to update this document for Board approval. There was a walk-through on the 15th there were several plant replacements identified. The committee is requesting manual weeding be done. There are some areas that will need trimming. There are sod issues at four units and Twin Palms has been notified to monitor. There are several invasive species that need to be removed. A work order was put in for the entire community to be edged. There are a couple palms that were not trimmed during the palm trimming project. The Landscape project committee will need to meet this fall to revise the plan.

Architectural Review Committee: Mark Mathews reported. There were some pavers and gutters approved. Ken Boivin reported that the green tint on the windows is due to the thickness of the windows.

Social Committee: No report

Pool Committee: Cindy Beckley reported. The pool chillers are not working and will need a code to get up and running. Symbiont will be contacted.

Unfinished Business: None

New Business:

Discussion regarding the mulch proposal from Distribution Direct: Discussion was had regarding the mulch quote and the amount of mulch needed per unit. We will work through this with the vendor.

A **MOTION** was made by Patty Lombardo and seconded by Jan Weis to approve the mulch proposal from Distribution Direct in the amount of \$4156.63 to be installed late October or early November. **Motion passed unanimously.**

Homeowner Input and Comments: Discussion followed regarding the architectural request for lava stones at 4487 Corso Venetia.

The next Meeting is June 30, 2025 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 9:55AM

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