

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 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 (via Zoom) Alice Nieves

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Alice Nieves and seconded by Patty Lombardo to approve May 28, 2025 meeting minutes.

Motion passed unanimously.

Presidents Report: Jan Weis reported. There have been some issues with the pool. Howards Pool Service was replaced by Royal Pool Service. Communication with CDA regarding the pool has improved. There is a new section of landscaping at the pool area that will be the responsibility of VCA. The second round of preserve restoration costs have come back and the preserve committee is scheduled to have a meeting with the VCA Board on Friday to discuss. All owners have submitted their owners insurance declaration pages. There were new owners that were welcomed.

Treasurers Report: As attached to these corporate documents Alice Nieves read from the June 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 was a walk through and the issues are edging and weeds. The new plantings are in good shape. The new sod is also in good shape. Twin Palm has not been doing a good job on taking care of the weeds. Twin Palm has been using owners water, They may not have access to the pool anymore to get the water.

Architectural Review Committee: Steve Bumbara reported. There were some ARC projects that were undertaken without requests being submitted.

Social Committee: No report

Pool Committee: Reported under the Presidents report

Unfinished Business: None

New Business:

Discussion to change the number of Board members from three to five: Jan Weis reported. If any owner is interested in being on the Board next year, please attend the budget workshop to understand how the budget was developed. The 2026 budget process was discussed. Jan explained that the current Board will not be returning in 2026. The current Board is considering changing the number of Board member s from three to five in 2026.

Homeowner Input and Comments: Discussion followed regarding Board officer positions, Hotwire issues

The next Meeting is August 27, 2025 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at

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