

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 27, 2025, at 9AM

A MEETING of the Board of Directors at 9 AM Via Zoom Video Conference 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 Jan Weis to approve July 30, 2025 meeting minutes. **Motion passed unanimously.**

Presidents Report: Jan Weis reported. All Three pools in VCA are now being serviced by Royal Pools. Villa Paradiso needs to expand the pool committee and is seeking volunteers. New safety equipment has been installed. The landscaping has been cleaned up over the summer. There is a new area of VCA property between CDA and Villa Paradiso that will now be maintained by VCA. Jan met with Steve Bumbera to inspect the pool deck outside of the cabana. There are a few irrigation issues that will need to be addressed.

Treasurers Report: As attached to these corporate documents Alice Nieves read from the July 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: Patricia Matthews reported. The Landscape committee is working with Twin Palms to get all landscaping project completed before November. Discussion was had regarding the cost of options on the landscape contract.

Architectural Review Committee: If there is any type of work being done outside the villa it will need to have an ARC submitted.

Social Committee: No report.

Pool Committee: Reported under the Presidents report

Unfinished Business: None

New Business:

Discussion Regarding the 2026 Budget: Jan Weis reported. There will be a budget workshop on September 24th. The Budget meeting will be held on October 29th

Homeowner Input and Comments: None

The next Meeting is September 24, 2025 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 9:44AM

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