

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 1, 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 Patty Lombardo and seconded by Alice Nieves to approve August 27, 2025 meeting minutes.

Motion passed unanimously.

Presidents Report: Jan Weis reported. The Budget process will be started today.

Treasurers Report: As attached to these corporate documents Alice Nieves read from the August 2025 financials.

Discussion followed regarding the mulch installation.

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

Committee Reports

Landscaping Committee: Margret Esky reported. The trimming will start the first week in October. The weeding is being done the first week of each month. The Committee met to discuss the landscape contract. There were some concerns with the performance but there were also some good points as well. There will be a 3% increase in the contract. Patricia Mathews discussed the plan for the landscape long range landscape project. The updated Rules and Regulations will be updated at the next meeting. There will be a quote for a one time acorn cleanup. A walk through will be done next week.

Architectural Review Committee: Steve Bumbera reported. There is a home that has installed some brick pavers without an ARC approval, they also installed lights on the driveway and left paint stains on their driveway. Sunstate will send a letter to the owner.

Social Committee: No report.

Pool Committee: No Report

Unfinished Business: None

New Business:

Discussion Regarding the 2026 Budget: Jan Weis reported. The 2026 draft budget was discussed.

Discussion and vote to change the number of Board members from three to five: Discussion was had regarding the change from a three member Board to a five member Board. There may be difficulty finding Committee member volunteers with a five member Board

A MOTION was made by Patty Lombardo and seconded by Alice Nieves having the number of directors for the Board changed from 3 to 5 starting at the annual meeting in January 2026. **Motion passed unanimously.**

Homeowner Input and Comments: None

The next Meeting is October 29, 2025 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 11:00AM

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