

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS BUDGET MEETING

October 29, 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 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 October 1, 2025 meeting minutes.

Motion passed unanimously.

Presidents Report: Jan Weis reported. Mulch has been completed. There were some areas that were missed and is being handled. Owners' insurance information is being collected.

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

Vote and approval of the 2026 Budget: Jan Weis reported. The 2026 draft budget was discussed.

A **MOTION** was made by Patty Lombardo and seconded by Alice Nieves to approve the 2026 Villa Paradiso annual budget at \$570 per Quarter. **Motion passed unanimously.**

Committee Reports

Landscaping Committee: Patricia Boivin reported. There are 16 properties that have invasives that need removal, the trimming has been completed, fertilization was notified, edging is completed, replacement plants look good, eight plants were added, there are several areas that may need sod. Next walk through is in November.

Architectural Review Committee: Steve Bumbera reported. There is villa that may have some violation the committee is researching. The A/C unit and alcove landscaping area was discussed.

Social Committee: No report.

Pool Committee: No Report

Unfinished Business: None

New Business: None

Homeowner Input and Comments: Owners comments were taken from the floor.

The next Meeting is November 19, 2025 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:31AM

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