

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 19, 2025, at 9AM

A MEETING of the Board of Directors at 1PM Via Zoom Video Conference and at the VCA Clubhouse

The meeting was called to order by Jan Weis, at 1PM.

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 29, 2025 meeting minutes.

Motion passed unanimously.

Presidents Report: Jan Weis reported. The history of the Venetia community was discussed. Within the community there is a requirement of the preserve area not built upon. Jan explained the reason behind the preserve trimming by VCA and the responsibility of the Preserve Committee. Villa Paradiso is in violation of disturbing the preserve area. Lengthy discussion followed regarding the preserve violations.

Treasurers Report: As attached to these corporate documents Alice Nieves read from the October 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. Twin Palm communication has improved. 18 or 19 work orders have been submitted. The jatropa needs trimming, the palms were trimmed, irrigation inspection on Corso was needed and repaired, please submit work orders for landscape issues. Patricia Mathews reported that the landscape documents are nearly complete. There are inconsistencies of the documents for correction.

Architectural Review Committee: Steve Bumbera reported. Any additions or changes to the exterior of the home will require an ARC form submitted. Certain areas will need to be identified. Discussion followed regarding old ARC rules.

Social Committee: No report.

Pool Committee: No Report

Unfinished Business: None

New Business: Patty Lombardo reported that Hoopers Backflow charges \$40 per backflow inspection.

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

The next Meeting is December 17, 2025 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 2:21PM

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