

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

December 17 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 November 19, 2025 meeting minutes. **Motion passed unanimously.**

Presidents Report: Jan Weis reported. Owners are submitting their policies. There are three owners that will be contacted to submit their insurance that is due in December. Brian Rivenbark reported on the owner past due collection process.

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

Committee Reports

Landscaping Committee: Margaret Eskey reported: There were some irrigation issues. The Twin Palm supervisor has been checking in each week. Twin Palm is doing a great job. There will be a walk through in January. A couple pigmy palms will need to be replaced. The jatropha's have been trimmed. The pool area did not receive enough mulch. Patricia Methews reported. The committee has finished up the landscape guidelines. The VP ARC landscape request has been posted to the website.

Review Updated Landscaping Guidelines Project Form & Landscaping Plan Power Point Presentation:

Architectural Review Committee: Steve Bumbera reported. The area in the front of the villa building from the side of the garage to the front door needs to be defined for ARC purposes.

Social Committee: No report.

Pool Committee: Cindy Beckley: The pool heater has been working great the Pool deck resurfacing is scheduled for May 2026

Unfinished Business: None

New Business:

Roof Cleaning "KICK" for 2026: Jan Weis reported. Poseidon offers a maintenance plan called "KICK" this is a system that will keep the roofs clean each 18 – 20 months. This will be done at the end of 2026.

A **MOTION** was made by Patty Lombardo and seconded by Alice Nieves to approve the proposal from Poseidon Pressure washing to install the “KICK” system for 2026. **Motion passed unanimously.**

Homeowner Input and Comments: Owner comments were taken from the floor. The landscape trimming was discussed.

The next Meeting is January 28, 2026 via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 2:PM

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