

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 25 2026, at 10AM

A MEETING of the Board of Directors at 10AM Via Zoom Video Conference and at the VCA Clubhouse

The meeting was called to order by Margaret Eskey, at 10AM.

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.

Margaret Eskey, Dick Mole, Steve Bumbera, Mark Matthews and Ken Boivin

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by and seconded by to approve January 28 2026 Organizational meeting minutes. **Motion passed unanimously.**

Presidents Report: Margaret Eskey reported. Welcome to all the residents at the meeting today. Margaret thanked the volunteers from all committees. The Board recognized Jim and Judy Cannata for all of their volunteers efforts for Villa Paradiso.

Vice Presidents Report: Dick Mole reported: In the process of getting the relationship back with Casa Di Amici. This will include having social activities together. The Landscape Committee is working hard at new updates without costing the Association too much money.

Treasurers Report: As attached to these corporate documents Mark Matthews read from the January 2026 financials. A **MOTION** was made by and seconded by to approve the January 2026 Treasurers report. **Motion passed unanimously.**

Secretary's report: Ken Boivin reported. The agenda and other items will be posted at the pool and eblasted as well through Sunstate. The Irrigation schedule is being researched. The schedules are difficult to interpret.

Director report: Steve Bumbera reported. The A/C landscape buffer was discussed. The ARC review Board is up to date on common forms. There should be a more sophisticated system needed. The Committee is working on this.

Committee Reports

Landscaping Committee: Patricia Matthews reported: Patty Lombardo has accepted the position of Co- Chair of the committee. There have been two meeting this year. 2026 priorities were discussed, weed killer notification, new gmail account for work orders, request for larger hedge at end of Nizza was requested, the Nizza ped. gate needs to be more secure with plantings, the survey wish list needs to be answered by March 10th , the area from the alcove to A/C unit was addressed, a landscape walk through was done with Twin Palm,

Architectural Review Committee: Cindy Beckley reported. Meeting was held on February 13th Cindy thanked the volunteers on the committee. Owners need to submit any benchmark projects and also do not pay for a project prior to the ARC being approved. There is a new email address for the ARC committee. The roof cleaning will need to be scheduled. All American flags need to be lit at night. The garage doors are to be closed except during ingress and egress.

Social Committee: Pat Boivin reported. The Social committee met. On March 18th there will be a cook out event. The committee is asking for \$150 -\$160 to fund the event. There will be a breakfast at the pool on march 7th from 9-11am. Considering a beverage and cheese night with CDA. Joint CDA and VP committee meetings are planned

A **MOTION** was made by Dick Mole and seconded by Ken Boivin to approve \$150 for the Cookout. **Motion passed unanimously**

Pool Committee: Cindy Beckley reported: The pool deck will be resurfaced in May. The pool temperature is maintaining at 86 degrees. The mulch is going down around the pool Owners need to remove the garbage after any events or visits to the pool. There is a calendar in the second drawer in the kitchen area.

Compliance Committee: the Villa Paradiso compliance committee does not seek out the restriction violations. This is determined by the Villa Paradiso Board. Linda explained the fining process

A **MOTION** was made by Dick Mole and seconded by Ken Boivin to appoint Patty Lombardo as co*chair of landscape, Cindy Beckley chair of ARC and Pool committee, Pat Boivin chair of social and Bud Bruan chair of Compliance committee. **Motion passed unanimously**

Unfinished Business: None

New Business:

Discussion regarding violations at 4487 Corso venetia: Margaret Eskey reported. There has been numerous unapproved ARC changes at this residence. The owner has placed rocks and removed mulch added brick paver borders. A letter has been sent to the owner to remove the rock

Scheduling Special Board Meeting on March 11th 2026:

A **MOTION** was made by Ken Boivin and seconded by Dick Mole to approve to have a special Board meeting on March 11th at 10AM. **Motion passed unanimously**

Homeowner Input and Comments: Owner comments were taken from the floor. The post office is the only entity that can replace the mailbox locks.

The next Meeting is March 11, 2026 at 10AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 11:05AM

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