

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 25 2026, at 2PM

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 2PM.

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, Mark Matthews Steve Bumbera (Via Zoom)

Ken Boivin was not present

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Dick Mole and seconded by Mark Matthews to approve February 25 2026 and march 11 2026 meeting minutes. **Motion passed unanimously.**

Presidents Report: Margaret Eskey reported. The Villa Paradiso pool committee is working with the CDA pool committee. The Villa Paradiso BBQ was a success many owners and tenants were there. The website has been updated. The A/C guidelines for planting was developed by the LSC. The preserve meeting was held. Get well cards are being sent to residents. Cindy Beckley was recognized for her assistance with residents who need help.

Vice Presidents Report: No report

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

Secretary's report: No report.

Director report: No report

Committee Reports

Landscaping Committee: Patty Lombardo reported: The survey results were read regarding the wish list for landscaping, what is going well in Villa Paradiso, what needs to be addressed on the next landscape walk through and what can be improved in the community. Discussion followed regarding sod and ground coverings.

Architectural Review Committee: Cindy Beckley reported. A meeting will be scheduled in the near future.

Social Committee: Linda Braun reported. There was a great turnout for the Villa Paradiso BBQ event.

Pool Committee: Cindy Beckley reported: There was an issue with the DE filters. The charge is \$200 for the filters VP will pay 21% of this charge. New residents will need keys for the cabana pool. Copies of the keys have been made and the residents will be charged for the keys.

Compliance Committee: Bud Braun reported. There is a meeting scheduled for march 26 at 3PM

Unfinished Business: None

New Business:

Discussion regarding the Preserve violation cost: Mark Matthews reported. The charge for the preserve violation was charged against the grounds line item.

Discussion regarding establishing identifying Architectural landscape zones. This was tabled.

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

The next Meeting is April 29, 2026 at 10AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 2:37PM

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