

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 29, 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 10:00AM.

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 (Via Zoom), Steve Bumbera (Via Zoom) and Ken Boivin

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 March 25, 2026, meeting minutes.

Motion passed unanimously.

Presidents Report: Margaret Eskey reported. The committees have been doing a lot of work

Vice Presidents Report: Dick Mole reported: The irrigation system is working well now and does not need any upgrades at this time. The irrigation wells are old but they are working fine. Discussion was had regarding the irrigation system. VCA is terminating the Royal pool contract for the clubhouse pool. Signet pool maintenance proposal was approved on Monday at the VCA Board meeting. There are aquatic plants being installed on pond 10. The Oak tree removal was approved and the mediation was concluded.

Treasurers Report: As attached to these corporate documents Mark Matthews read from the March 2026 financials.

A **MOTION** was made by Dick Mole and seconded by Ken Boivin to approve the March 2026 Treasurers report. **Motion passed unanimously.**

Secretary's report: Ken Boivin reported. The VCA directories were distributed to the community.

Director report: No report

Committee Reports

Landscaping Committee: Patty Lombardo reported: There is a significant drought. The palms were counted and a request for proposal was sent to Twin Palm. They will trim the VP palms when the palms at VCA are done. There were some animal holes filled. The holly trees were trimmed, invasives were removed, some areas of landscaping needs color. The long term planting strategy will be discussed in future landscaping meetings. The analysis from the surveys has been completed.

A **MOTION** was made by Ken Boivin and seconded by Dick Mole to appoint Jan Weis to the Landscape Committee.

Motion passed unanimously.

Architectural Review Committee: Cindy Beckley reported. The map of the five zones that can be changed with approval was presented. This map will be included with the ARC guidelines. Any changes made to the guidelines will be struck and amendments will be underlined. Cindy explained the proposed changes to the ARC guidelines.

Social Committee: Boivin reported. Planning an event over the summer at the pool. There is a pizza party Thursday night at the Mole's residence.

Pool Committee: Cindy Beckley reported: Royal pools is still the pool company at the cabana pool. The charges that the cabana pool is being charged for is in the Royal pool contract. The pool Committee has decided to not change vendors for the cabana pool.

Compliance Committee: Bud Braun reported. The fine on 4487 Corso Venetia was levied on March 26th

Unfinished Business: None

New Business:

ARC Guideline Presentation: This was presented under the ARC Committee report.

A MOTION was made by Dick Mole and seconded by Ken Boivin to accept the zone map to be added to the ARC guidelines as presented. **Motion passed unanimously.**

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

The next Meeting is May 27, 2026 at 10AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 11:11AM

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