

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 27, 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 Ken Boivin and seconded by Dick Mole to approve April 29, 2026, meeting minutes. **Motion passed unanimously.**

Presidents Report: Margaret Eskey reported. The volunteers were thanked for the pool furniture removal, landscape walk through, the pizza party at the pool, the ARC committee for the revised guidelines, Pat Matthews for her service on Landscape. The Board will vote on the Twin Palm Landscape contract. The Board will have a closed meeting with the Associations Attorney at 11AM today. The roof cleaning will be approved in August.

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

Vice Presidents Report: Dick Mole reported. The VCA Oak tree removal is scheduled for June 1st 2026

Secretary's report: No report.

Director report: No report

Committee Reports

Landscaping Committee: Patty Lombardo reported: The irrigation work orders will be addressed now that the rain is starting to start. There will be a landscape walk through in June to locate areas that need sod.

Architectural Review Committee: Cindy Beckley reported. The Guidelines will be delayed until a meeting can be scheduled.

Social Committee: Pam Boivin reported. The Memorial Day cookout pool party was a great success. There will not be any events scheduled until September or later

Pool Committee: Cindy Beckley reported: The Deck repairs have been completed.

Compliance Committee: No Report.

Unfinished Business: None

New Business:

Discussion and Vote to Approve 2026 – 2027 Landscape Service Contract: The Twin Palm landscape service contract was discussed briefly.

A MOTION was made by Ken Boivin and seconded by Dick Mole to approve the 2026 – 2027 Landscape Service Contract from Twin Palms. **Motion passed unanimously.**

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

The next Meeting is June 24, 2026 at 10AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:24AM

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