

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 24, 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, Mark Matthews (Via Zoom), Steve Bumbera and Ken Boivin

Dick Mole was not present

A quorum was present.

Brian Rivenbark from Sunstate Management was also present.

Minutes: Motion made by Mark Mathews and seconded by Ken Boivin to approve May 27, 2026, meeting minutes.

Motion passed unanimously.

Motion made by Ken Boivin and seconded by Steve Bumbera to approve May 27, 2026, closed Board meeting minutes.

Motion passed unanimously.

Presidents Report: Margaret Eskey reported. There is a new owner at 4470 CVB. The tree removal project is finishing up and there are some areas on the streets that need to be cleaned. The ARC applications allow a 45 day period to have them reviewed and approved or denied. The Committee volunteers were thanked.

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

A **MOTION** was made by Ken Boivin and seconded by Steve Bumbera to approve the May 2026 Treasurers report.

Motion passed unanimously.

Vice Presidents Report: No report.

Secretary's report: No report.

Director report: No report

Committee Reports

Landscaping Committee: Patty Lombardo reported: The water restriction has been extended until October 1st 2026. This will delay any plans for new plantings. The VCA tree planting won't be completed until beginning of next year. The Landscape Committee will develop some important questions for the VCA Tree & Gutter Committee regarding the tree replacement and stump removal. The Committee is reviewing some additional plantings to add color in July.

Architectural Review Committee: Cindy Beckley reported. The meeting last Friday was held. It was not a productive meeting. There are committee members that have not responded to requests to attend meetings. Steve Bumbera discussed the ARC guidelines. The ARC Guideline document will be finalized at the August committee meeting. It will then be sent to the Board for approval. An eblast will be sent to the community asking for more volunteers to join the ARC Committee.

Social Committee: Pam Boivin reported. No report

Pool Committee: Cindy Beckley reported: The pool is currently closed. The heater needs repaired.

Compliance Committee: No Report.

Unfinished Business: None

New Business: Mark Mathews reported that there are numerous residents that have not submitted their owners insurance.

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

The next Meeting is August 26, 2026 at 10AM via zoom video conference and at the VCA Clubhouse

The meeting was adjourned at 10:44AM

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