

VILLA ANTIGUA BOARD OF DIRECTORS

NOTICE OF MEETING

TUESDAY, JULY 15, 2025

5844 Menorca Drive – Office and Via Zoom Video Conference

<https://us02web.zoom.us/j/84405477701?pwd=d0l6SUQraVcrL0Fua3JtMmxar0NzZz09>

AGENDA

6:00 p.m. Regular Session

I. Call to Order and Introductions

II. Homeowner Open Forum

Note: This is an opportunity for members to provide input to the Board and submit suggestions for future Agenda topics. No action may be taken on issues brought to open forum. Please note that 3 minutes will be allowed per homeowner.

III. Summary of Executive Session

IV. Approval of Meeting Minutes

V. Consent Calendar

VI. Financial Reports & Action Items

- a. Discussion of Delinquent Accounts
- b. Acceptance of Financials
- c. Income Investment Recommendations

VIII. Maintenance Reports

- a. Open and Closed Task Reports
- b. Management Report of Project Updates
 - 1. Unit 058 Privacy Wall
 - 2. Unit 166 Balcony Deck Repairs
 - 3. Unit 059-060 Santo Road Wall Repair
 - 4. Fire Brush and Weed Abatement

IX. Architectural Requests for Change

- a. **Unit #021** – Tesla Charging Station & Nest Camera Installation Request
- b. **Unit #003/002** – Side Fence Replacement Request
- c. **Unit #103** – Front Door, Entry Gate & Ring Camera Installation Request
- d. **Unit #186** – Interior Side Gate, Patio Cover & Gutter Replacement

X. Action Items

- a. Unfinished Business
 - 1. Landscape Controller Replacement Proposals
 - 2. Landscape Irrigation Repairs Audit Proposals
 - 3. Election Rules Amendment Review
 - 4. Homeowner Request – Rules Change Discussion
 - 5. Ratify Unit 166 – Empire Works Deck Repairs Revised Proposal
- b. New Business
 - 1. Ratify Accurate Security Pros Pool Gate Repair

XI. Calendar & Confirm Next Meeting Date: August 19th @ 6pm in Office & on Zoom

XII. Adjournment