

VILLA ANTIGUA BOARD OF DIRECTORS

NOTICE OF MEETING

TUESDAY, JANUARY 20, 2026

5844 Menorca Drive – Office and Via Zoom Video Conference

<https://us02web.zoom.us/j/84405477701?pwd=d0I6SUQraVcrL0Fua3JtMmxzR0NxZz09>

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. Reserve Study Proposal

VII. Maintenance Reports

- a. Open and Closed Task Reports
- b. Management Report of Project Updates
 - 1. Brasseurs Approved Wall Rebuilds
 - 2. El Comal Electrical Pedestal Removal Status
 - 3. Portobelo Dr 12.15.25 Car Accident
 - 4. Violations Update
 - 5. Request to Serve Solicitation

VIII. Architectural Requests for Change

- a. **Unit #152** – Ratify Front Gate Replacement
- b. **Unit #202** – Exterior Ring Camera Install Request
- c. **Unit #006** – Front Gate Replacement
- d. **Unit #023** – Electrical AMP Upgrade Installation
- e. **Unit #062** – Bay Window Replacement

IX. Action Items

- a. Unfinished Business
 - 1. Unit 120 – Tree Removal Request Denial Discussion Request
- b. New Business
 - 1. Gothic Landscape Agave Replacement Proposal
 - 2. Unit 171 Landscape Project Discussion
 - 3. Inspector of Elections Proposal

X. Annual Meeting Date Selected: April 30, 2026 @ 6pm in clubhouse & Zoom.

XI. Calendar & Confirm Next Meeting Date: February 17th @ 6pm in Office & Zoom

XII. Adjournment