

VILLA ANTIGUA BOARD OF DIRECTORS

NOTICE OF MEETING

TUESDAY, JULY 21, 2026

5844 Menorca Drive – Office and Via Zoom Video Conference

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

AGENDA

5:00 p.m. Executive Session

Note: Pursuant to California Civil Code 4925, non-director members are precluded from attending executive session.

- I. Call to Order**
- II. Approval of Meeting Minutes**
- III. Member Discipline Matters**
- IV. Adjourn**

Regular Session Immediately Following Executive 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 – None
- b. Acceptance of Financials
- c. CPA Proposals for the 2026 Fiscal Year End Taxes/Annual Financial Review

VII. Maintenance Reports

- a. Open and Closed Task Reports
- b. Management Report of Project Updates
 - 1. Brasseurs Approved Repairs – Perimeter Wall Repairs
 - 2. Portobelo Drive Retaining Wall
 - 3. Driveway Replacement Repairs
 - 4. Empire Works Deck Repairs
 - 5. Amenities System Upgrade
 - 6. Subrogation Claim for Reimbursement for PD Repairs

VIII. Architectural Requests for Change

- a. TBD

IX. Action Items

- a. Unfinished Business
 - 1. Irrigation Lid Replacement Proposal
- b. New Business
 - 1. Privacy Wall Replacement – Brasseurs Unit 207
 - 2. Privacy Wall Replacement – Brasseurs Unit 202
 - 3. Landscape Proposal – El Escorial Way & Portobelo Ct Slope Improvement

X. Confirm Next Meeting Date: August 18, 2026 @ 6pm in Office & on Zoom

XI. Adjournment