

VILLA ANTIGUA BOARD OF DIRECTORS

NOTICE OF MEETING

TUESDAY, SEPTEMBER 15, 2026

5844 Menorca Drive – Office and Via Zoom Video Conference

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

AGENDA

5:30 pm 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
- d. CPA 2026 Fiscal Year End Taxes/Annual Financial Review Approval

VII. Maintenance Reports

- a. Open and Closed Task Reports
- b. Management Report of Project Updates
 1. Slope Enhancement – Eucalyptus Trees Removal
 2. Brasseurs Approved Repairs – Unit 202 & 207 Privacy Wall Repairs
 3. Amenities System Upgrade
 4. Pool Concrete Tables Replacement
 5. Irrigation Lid Replacement
 6. Subrogation Claim for Reimbursement for PD Repairs
 7. 2026 Epstein Legal Symposium

VIII. Architectural Requests for Change

- a. **#164** – Ratify Roof Replacement Request

IX. Action Items

- a. Unfinished Business
 1. Discussion of Tennis Court Rule Change
 2. El Escorial Slope Enhancement Proposal
- b. New Business
 1. Irrigation Sprinkler Replacement Proposal
 2. HVAC/Heat Installation Clubhouse/Office Proposals
 3. Dapa Janitorial Contract Increase Notice
 4. Republic Trash Contract Increase Ratification

X. Confirm Next Meeting Date: October 20, 2026 @ 6pm in Office & on Zoom

XI. Adjournment

Executive Session Immediately Following Regular Session

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

I. Call to Order

II. Legal Matters

III. Discussion of Contract

IV. Adjourn