

**VILLA ANTIGUA BOARD OF DIRECTORS**

**NOTICE OF MEETING**

**TUESDAY, OCTOBER 20, 2026**

5844 Menorca Drive – Office and Via Zoom Video Conference

<https://us02web.zoom.us/j/84405477701?pwd=d0l6SUQraVcrL0Fua3JtMmxaR0NzZz09>

**AGENDA**

**5:30 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. Discussion of Contracts**
- 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
- b. Acceptance of Financials
- c. Acceptance of the CPA Review
- d. Ratify Approval of Subrogation Claim

**VII. Maintenance Reports**

- a. Amenities Report
- b. Open and Closed Task Reports
- c. Management Report of Project Updates
  - 1. HVAC/Heat Installation at Clubhouse/Office
  - 2. Slope Enhancement – Plant Installation and Retaining Wall Build
  - 3. Approved Privacy Wall Repairs
  - 4. Irrigation Lid Replacement
  - 5. Subrogation Claim for Reimbursement for PD Repairs
  - 6. 2026 Epsten Legal Symposium

**VIII. Architectural Requests for Change**

- a. **Unit 037** – Ratify Garage Door Replacement

**IX. Action Items**

- a. New Business
  - 1. Tree Removals Proposal
  - 2. Zero Lot Line Wall Replacement Proposal – Brasseurs Unit 083
  - 3. Community Sidewalk/Curb Repairs Discussion
  - 4. Driveway Covering/Tent Discussion
  - 5. Ratify HOA Insurance Increase
  - 6. Epsten Rate Increase Notice

**X. Confirm Next Meeting Date: November 17, 2026 @ 6pm in Office & on Zoom**

**XI. Adjournment**