

**THE VILLAGE DEL PRADO CONDOMINIUM ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
October 21st, 2025
10:30 a.m.**

The Village Del Prado Condominium Association, Inc.'s Board of Directors met on this date and time in the Ocean Gallery's Clubhouse, 4600 A1A South, St. Augustine, FL 32080.

President Sandra Capuano called the meeting to order at 11:00 a.m.

Call to Order:

Diana Melton
Steve Munoz
Sandy Capuano
Harry Norton
Rose Carcich
Carol McGee
Harris Boyd

Absent:

Proof of Notice:

Notice of the meeting was emailed to the membership on September 21st, 2025, and posted on all official bulletin boards of the association in accordance with SF718.

Approval of Minutes:

- With minutes distributed to all board members, a motion was made by Harry Norton and seconded by Diana Melton to approve the August 19th Board of Directors meeting and the October 10th Special Assessment Meeting. With all in favor, the motion passed unanimously. (See Exhibit A)

Treasurer's Report:

- President Sandy Capuano briefly discussed the September financials. (See Exhibit B)

General Managers Report

Sherri gave her report. Some items of interest were: (See Exhibit C)

- Fred and Jack repaired a staircase at the east end of the building 3. They replaced the concrete footer and stairs. They also made a partial stringer repair.
- Repaired several concrete cracks in the sidewalks, including building 10.
- Fred replaced stair treads.
- Installed a new exterior light at building 6.
- Fred completed the annual pool deck painting.
- Fred repaired the fences around some of the A/Cs that were worn.
- Dave replaced an interior pool light and an interior spa light.

Old Business

- None

New Business:

- President Sandy had a meeting with the ARC regarding the results from their inspection of the front entryways of the ground-floor units in the Villages. They have asked the Village boards to approve the guidelines that they presented. (See Exhibit D) Their goal is to maintain a homogeneous community. All existing entryway conditions that do not comply with the given guidelines have been noted and will be grandfathered in. After discussion, the board has agreed to review the ARC recommendations/guidelines and add any additional guidelines for approval at the next meeting. Moving forward, any changes outside the condo will require the owner to submit a modification request form for approval.

The meeting schedule for 2026 will be January 20th, April 21st, August 18th and the Annual Meeting will be October 20th.

Sandy Capunao motioned to adjourn with no further business to discuss, seconded by Steve Munoz. With all in favor, the meeting was adjourned at 11:55 a.m.

Respectfully submitted,

Prepared for the Board by Prop Mgmt