Paradise Cove Homeowners Association

C/O C & C Property Management

Board of Directors Meeting

February 5th, 2026 6:30 pm

3267 Avenido Del Lago, Fairfield CA 94533

Also on: www.zoom.us Meeting ID: 890 9472 2691 Passcode: 931442

Current Board:	❑ John Hurley	President
	❑ Ted Iwanowski	Vice President
	❑ Solange Hoff	Secretary
	❑ Theresa Miller	Treasurer
	❑ Larry Spiteri	Director
Manager:	Rich Cardosi	C&C Property Mgt.

AGENDA

1. 6:30 pm Open Forum

Members may participate in the meeting and will be allowed to speak one at a time. The Board requests that time be limited to 3 minutes each to allow everyone an opportunity to ask questions or give comments to the board. Audio or video recording is not allowed.

2. Approval of Previous Minutes

- ❑ Nov 6th, 2025 Board Meeting

3. Approval of Financial Reports

- ❑ Through December 31st, 2025

4. Open Business

- ❑ Landscape /Common Area Matters
  - i. Landscaping Status Report
    1. Landscape Contract - Performance evaluation
    2. Entrance work
    3. City of Fairfield – Dickson Hill irrigation
    4. Water fountain
  - ii. Lake Area Maintenance
    1. Tulle Removal job status
- ❑ Lagunita Court Pathway
  - i. Removal of asphalt- status
  - ii. New Proposal for DG pathway
- ❑ Director Elections 2026
  - i. Open Candidacy through Feb 20

5. New Business

- ❑ Reserve Study 2026
  - i. Proposal for new Study
- ❑ Lien Resolutions for Delinquent Assessments

6. Adjournment – _____ pm

Executive Session

CC&R Violations Report Review, hearings, fines
Attorney/Owner Correspondence
Collection actions/report

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