

Villa Nova Condominium Association, Inc.
Annual Membership Meeting Minutes
Wednesday, February 15, 2017
at 7:30 PM
Villa Nova Clubhouse
1711 Bonitas Circle
Venice, Florida 34293

The **Meeting was Called to Order** by the President, Steve Stevens at **7:30 pm**. A **Quorum** was established with **37 units** represented by **attendance (26) and by proxy (11)**.
Attending guests: Denise Majka and Vinny Campbell of Argus Management.

Proof of Notice was posted according to the Florida State Statutes and posted on the Clubhouse bulletin board and delivered according to the affidavit of mailing with a first notice dated **12.16.2016** and a second notice dated **1.17.2017**.

Establish Chairperson for the Membership Meeting: The membership selected Steve Stevens as the Chairperson for the 2017 Membership Meeting.

Approval of Meeting Minutes: A **motion** was made by Pete Driscoll to waive the reading of the 2016 annual meeting minutes and accept them as presented. The **motion** was **seconded** by William Gombos. With no further discussion the **motion** was put to a vote:

Motion Passed Unanimously

A **motion** was made by Barb DiPaola to waive the reading of the 2016 special membership meeting minutes and accept them as presented. The **motion** was **seconded** by Gayle Green. With no further discussion the **motion** was put to a vote:

Motion Passed Unanimously

Appoint Ballot Counters: Steve Stevens appointed Robert Shumard, Peter Vlasis, Everette Green and Sonia Evans as ballot counters for the 2017 election.

Report of Officers:

Presidents: Steve Stevens requested that all members please turn off their cell phones for the duration of the meeting. He also requested that anyone in the membership who may wish to record the meeting must verbally state that they are doing so. No one responded to this request and it was deemed the meeting was not being recorded.

Vice Presidents Report: Roger Rowland thanked Steve Stevens for serving on the Board for the past ten years.

Treasurers Report- Armin Bizer reported on the unaudited financial statement ending January 31, 2016. This is on file for any future audit. All financial statements are posted on the website.

Secretary's Report: There was no report at this time.

Directors Report: Diana Perini stated that she returned in her keys to the clubhouse files and noted that she will be stepping down from servicing as Librarian at the clubhouse.

UNFINISHED BUSINESS: Nothing was reported at this time.

NEW BUSINESS:

Discussion on Proposed Amendment Changes:

Discussion was held on the purpose to cap off the number of rental units in a 50 unit residential community.

Discussion was held on the need for pros and cons on the proposed amendment changes with explanations.

Members should not vote "NO" on the amendment changes..... you need to protect yourself and the community.

Serious repercussions may occur in the future and members may suffer the consequences for others.

Announce Voting Results on Proposed Amendment Changes: Affirmative 34 votes are required to pass an amendment change. Results are pending at this time and general consensus of the membership opted to postpone the meeting to acquire additional votes.

ELECTION OF BOARD MEMBERS: Steve Stevens announced that the following members will represent the 2017 Board of Directors for a one (1) year term:

Armin Bizer - Peter Driscoll -William Gombos - Deborah Huffman - Roger Rowland

QUESTIONS & COMMENTS FROM UNIT OWNERS:

1. It was noted that the side door to the clubhouse was not working.
2. The current vendor list used by Villa Nova was read off to the members.
All repairs must be reported to the Board and/or Management office.
3. Credit cards from Home Depot and Lowe's are available for the Board to use for miscellaneous purchases as needed for supplies and repairs.
4. Cost for the amendment changes for this meeting will range about \$1000.00.

ANNOUNCEMENTS: Continuation of the Membership Meeting: A **motion** was made by Steve Stevens to act on the option to postpone and reconvene the annual meeting to Monday, March 20, 2017 at 7:30 pm at the Villa Nova Clubhouse. The **motion** was seconded by Aleta Hoy. Discussion noted that Board and Argus Management will contact members who did not cast a vote. The **motion** was put to a vote:

Yea: (36)

Nay: (1)

Motion Passed

The meeting members disbursed at 8:05 pm.

**VILLA NOVA ANNUAL MEMBERSHIP RECONVENED
On Monday, March 20, 2017 at 7:30 pm at the Villa Nova Clubhouse
at 1711 Bonitas Circle, Venice, Florida 34293**

The **Meeting was Called to Order** by newly elected President, Pete Driscoll, at **7:40 pm**.

A **Quorum** was established at the previous meeting held on February 15, 2017.

Purpose of the Meeting is to establish the final voting results on the Proposed Amendment Changes for 2017. The results are as follows:

1. Amend Article XI, Restrictions, Paragraphs c and p, and add paragraphs r and s:

YEA (31) NAY (11)

Amendment Failed to Pass

2. Amend Article XI, Restrictions, to add paragraph r:

YEA (30) NAY (12)

Amendment Failed to Pass

3. Amend Article XI, Restrictions, to add paragraph s:

YEA (33) NAY (8)

Amendment Failed to Pass

4. Amend Article 14, Institutional Lenders:

YEA (34) NAY (7)

Amendment Passed

Amendments directly impact the members and the association and that affects the property values.

Condominium training sessions and lessons are available for Board members to help them with their fiduciary responsibilities as a Board member.

Legal counsel shall be contacted on the results of the voting on the proposed amendments for recording purposes.

ADJOURNMENT: A **motion** was made by Roger Rowland and **seconded** by Barb DiPaola that the Annual 2017 Membership meeting be adjourned at **7:55 pm**.

Motion Passed Unanimously

Submitted by:

Denise Majka, L.C.A.M.
Assistant Recording Secretary for
William Gombos, Villa Nova Secretary

Approved On: _____ 2018

