

Villa Nova Condominium Association, Inc.
Annual Membership Meeting Minutes
Wednesday, February 21, 2018
at 7:30 PM
Villa Nova Clubhouse
1711 Bonitas Circle
Venice, Florida 34293

The **Meeting was Called to Order** by the President, Peter Driscoll at **7:30 pm**. A **Quorum** was established with **30 units** represented by those in **attendance (21)** and by **proxy (9)**.
Attending guests: Barbara O'Grady and Denise Majka 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 **12.24.2017** and a **second notice** dated **1.23.2018**.

Establish Chairperson for the Membership Meeting: A **motion** was made by Roger Rowland to nominate Peter Driscoll as the Chairperson for the 2018 Membership Meeting. The **motion** was **seconded** by Diane Perini. **Motion Passed Unanimously**

Approval of Meeting Minutes: A **motion** was made by Armin Bizer to waive the reading of the **2017 annual meeting minutes** and accept them as presented. The **motion** was **seconded** by Roger Rowland. With no further discussion the **motion** was put to a vote:
Motion Passed Unanimously

A **motion** was made by Armin Bizer to waive the reading of the **2017 special membership budget meeting minutes** and accept them as presented. The **motion** was **seconded** by Roger Rowland. There was no discussion. The **motion** was put to a vote:
Motion Passed Unanimously

Report of Officers:

President: Peter Driscoll 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 President: There was no report at this time.

Treasurer: Armin Bizer reported on the unaudited financial statement ending January 31, 2017. All financial statements are posted on the website and a copy is in the clubhouse for review.

Secretary: There was no report at this time.

Directors Report: There was no report at this time.

UNFINISHED BUSINESS:

Decorative Window Railings on the upper level of the two story building will be removed due to deterioration and safety issues.

Roof Coating Project is scheduled for March for 3 Buildings.

Painting Project for the buildings is pending for further research and pricing.

Oak Tree Removal at 1721 Bonitas Circle is still pending availability of funds.

Rodent Pest Control is not part of the pest control contract. This is deemed an extra expense for the association.

NEW BUSINESS:

Insurance Policies will be reviewed with Atlas Insurance Company in the late spring for renewals.

Irrigation Inspections and Repairs will be made by new service provider, American Irrigation Co.

Staircase Carpet Replacement on the two story building is pending estimate reviews.

Road Seal Coating Project is pending for estimates.

ELECTION OF BOARD MEMBERS:

Peter Driscoll announced that the following members will represent the 2018 Board of Directors for a one (1) year term: **Armin Bizer - Peter Driscoll - Roger Rowland - Mary Stary**

The Board shall appoint the fifth (5th) Director.

Debbie Huffman commented that she was happy to have served on the Board in 2017 and tried to make some positive changes.

QUESTIONS & COMMENTS FROM UNIT OWNERS: The President announced that the speaking time per unit owner will be set at 3 minutes.

A member requested the phone numbers of the Board of Directors for emergency situations.

Unit Owners need to clean their dryer vents on an annual basis. Only the exterior vent opening will be cleaned by the association.

Pool umbrellas need to be closed after use. One umbrella was found open and lying on the ground after a wind gust. Fortunately, it was not damaged.

Some members feel that property values have dropped due to the monthly fees.

Asphalt has many noted cracks throughout the complex. The surface was capped several years ago. The original blacktop is still there.

Plants outside the unit fences shall be maintained by Venice Lawn Care. Trimming of the plants is done in three sections and not all at one time.

Mailbox repairs and replacement is the responsibility of the unit owner.

ANNOUNCEMENTS:

Please use the “service request” forms that are in the clubhouse blue binder.

Please consider giving of your time and serve as a volunteer.

ADJOURNMENT: A **motion** was made by Roger Rowland and **seconded** by Armin Bizer that the **Annual 2018 Membership** meeting be adjourned at **7:40 pm**.

Motion Passed Unanimously

Submitted by:

Denise Majka, L.C.A.M.
Assistant Recording Secretary for
Mary Sary, Villa Nova Secretary

Approved On: _____ 2019

