

Villa Nova Condominium Association, Inc.
Annual Membership Meeting Minutes
Wednesday, February 20, 2019
at 7:30 PM
Villa Nova Clubhouse
1711 Bonitas Circle
Venice, Florida 34293

The **Meeting was Called to Order** by the President at **7:30 pm**. A **Quorum** was established with **31 units** represented by **attendance (17) and by proxy (14)**.

Registration was handled by the property management team: Denise Majka and Barbara O'Grady of Argus Management of Venice.

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 **12.28.2018** and a **second notice** dated **1.22.2019**.

Establish Chairperson for the Membership Meeting: A **nomination** was made by Pete Driscoll and **seconded** by Armin Bizer to have Roger Rowland as Chairperson for the 2019 Membership Meeting. There was no objection.

Approval of Meeting Minutes: A **motion** was made by Armin Bizer to waive the reading of the 2018 annual meeting minutes and accept them as presented. The **motion** was **seconded** by Pete Driscoll. With no further discussion the **motion** was put to a vote:

Motion Passed Unanimously

A **motion** was made by Pete Driscoll to waive the reading of the 2018 special budget membership meeting minutes and accept them as presented. The **motion** was **seconded** by Armin Bizer. With no further discussion the **motion** was put to a vote:

Motion Passed Unanimously

Report of Officers:

President: Roger Rowland 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.

A special "thank you" was extended to Robert Valenziano who created and maintained the community website for Villa Nova. He also served on the Board of Directors as well. The Valenziano's have sold their unit and have moved to another community in Venice.

Vice President Report: No report at this time.

Treasurer Report: Armin Bizer reported on the unaudited financial statement ending January 2019. This is on file for any future audit. All financial statements are posted on the website.

Secretary's Report: Mary Stary reported that the Salvation Army is looking for food donations. The items will be collected in the clubhouse and delivered to the Salvation Army for distribution.

Directors Report: No report at this time.

UNFINISHED BUSINESS: No report at this time.

NEW BUSINESS:

New Staircase Carpeting has been selected and ordered and is expected to be installed in about five weeks.

Planter Staircase Boxes are to be filled in and painted.

Pressure Cleaning Project is scheduled for April. Notices will be posted and distributed.

Painting: A **motion** was made by Clyde Stary and **seconded** by Pete Driscoll that a painting committee be established with at least three members participating in seeking at least three proposals for the upcoming project. There was no further discussion. The **motion** was put to a vote:

Motion Passed Unanimously

ELECTION OF BOARD MEMBERS: The following members will represent the **2019 Board** of Directors for a one (1) year term:

Armin Bizer – Peter Driscoll - Everette Green – Roger Rowland and Mary Stary

ANNOUNCEMENTS:

The **irrigation sprinkler heads** need to be checked maintained and the donuts need to be cleaned out many are covered with grass or weeds.

Community **lamp posts** are cleaned and maintain by resident volunteers and the cost for materials or supplies is deducted from building maintenance funds.

The **clubhouse** is cleaned by resident volunteers. A sign up sheet will be available.

Areas above the carports and part of the **roof system** need to be painted.

Painting 17 buildings will costs about \$120,000.00 - \$150,000.00 and the cost is expected to increase over time. An additional cost factor will be to include any stucco repairs.

Roofing Expenses are expected to from about \$25,000.00 to \$27,000.00 per building.

QUESTIONS & COMMENTS FROM UNIT OWNERS:

Everette Green commented that he in his 4th year as a resident in Villa Nova. He does not want to see his property or the community deteriorates. The place needs to look nice considering the age of the complex. We simply need to ask for more money to keep our reserves well-funded.

Vacant Units: It was noted that unoccupied units need to be inspected on a regular basis for those who do not have a home watch service to that unit.

Delinquent Accounts: Units that are in arrears for paying dues and or special assessments will be monitored closely. The association needs to be able to cover any expenses that are not being paid by the delinquent owner. Legal activity is required for these accounts. We currently have three vacant units.

The Board of Directors wanted the membership to know that Betty Gene Stevens is undergone surgery for a medical issue related to her lungs. She is in considerable pain and is in the Venice Regional Hospital. They request no visitors at this time.

ADJOURNMENT: A **motion** was made by Armin Bizer and **seconded** by Pete Driscoll that the Annual 2019 Membership meeting be adjourned at **7:55 pm.**

Motion Passed Unanimously

Submitted by:

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

Approved On: _____ 2020

