

VILLA NOVA CONDOMINIUM ASSOCIATION, INC.  
REGULAR BOARD OF DIRECTORS MEETING

January 17, 2020  
Friday- 10:30 AM  
Villa Nova Clubhouse  
1711 Bonitas Circle, Venice, Florida 34293

1. The Meeting was called to order at 10:30 am by the President, Peter Driscoll.
2. Proof of Notice properly posted according to the Florida State Statutes on 1.13.2020.
3. Roll Call and Quorum was established as follows: (3)  
President \_\_\_\_\_ Peter Driscoll..... present  
Vice President \_\_\_\_\_ .....vacant  
Treasurer \_\_\_\_\_ Armin Bizer.....resigned  
Secretary \_\_\_\_\_ Mary Stary.....present  
Director \_\_\_\_\_ Everette Green .....present  
Assistant Recording Secretary \_\_\_\_\_ Denise Majka (Mgmt. Rep).....present

Members in Attendance: Twelve (12)

4. Approval of Previous Minutes: A motion was made by Mary Stary and motion seconded by Everett Green that the Board waives the reading of the December 2019 minutes and accepts them as presented. There was no discussion. The motion was put to a vote:  
Yea (3): P. Driscoll, M. Stary and E. Green  
Nay (0):

Motion Carried

5. OFFICER REPORTS:

- President: The President recognized and thanked Mary Stary and Armin Bizer for their years of service on the Board.
- Vice President: Vacant seat.
- Treasurer: Financials for the month of December 2019 were distributed for the review process. A copy has been posted in the clubhouse and posted on the website.
- Secretary: Comments will be deferred to agenda items.
- Director: Comments will be deferred to agenda items

6. OLD BUSINESS:

- a.) Nose Caps for Staircase Carpet by Bruce Axtman: Work has been completed.
- b.) Roof Coating Repairs for 1723 Bonitas Circle: Roof coating is pending at 1723 Bonitas Circle and 1720 Lakeside Drive (same bldg.). The cost for costing is about \$25,000.00 per building per Sutter Roofing.
- c.) Sewer Drain Project for Scoping & Clean Outs: Project is pending per additional estimates. Focus is on the clean outs for the two story buildings.
- d.) Unit Repairs for 1720 Lakeside Drive: The Board will need to address necessary repair issues for the unit. Currently, there is no electricity to the unit.

A **motion** was made by E. Green that the Board forward to having electricity restored to the unit and billing be placed in the name of the condo association and FPL bills will be charged back to the unit Owner for payment. The **motion** was **seconded** by M. Stary. Discussion noted that a dehumidifier was previously purchased by the Board to allow for air flow and help control humidity and the AC unit was inspected by Cool Today. They made a recommendation for full replacement based on the extreme old age of the system. Another option is to make just repairs to get the system up and running. No action was taken for the AC unit. The **motion** was put to a vote:

**Yea (3): P. Driscoll, M. Stary and E. Green**

**Nay (0):**

**Motion Carried**

- e.) **Painting Required for Lanai Boarders:** Several unit owners will need to paint the exterior bottom section of their lanai due to deterioration and fading. Letters shall be mailed out to the owners as this is their responsibility to maintain. The paint color is available in the clubhouse and website.
- f.) **Fencing in Front of Units Require & Painting:** The Board is requesting to receive estimate from Bruce Axtman LLC to stain all wood fencing in front of all units.
- g.) **Storage of New Recycling Containers:** Residents need to call waste management for any concerns they have regarding the size of the containers. It was noted that old recycle bins can be taken to any Library or if you call by April 6th; they will pick up your old container.
- h.) **Discussion on Bylaws- Limiting Visitors Stay to 30 Days:** Topic is pending for the 2020 Board.
- i.) **Proposed Amendment Change to number of rental units allowed per year (6) and place a CAP on the number of Units an Owner can own to (2):** Topic is pending for the 2020 Board. Need to check with the attorney as to the number the cap can be set at.

A **motion** was made by M. Stary that the Board check with the attorney for clarification on the cap limit on the number of rentals per year. The **motion** was **seconded** by E. Green. There was no further discussion. The motion was put to a vote:

**Yea (3): P. Driscoll, M. Stary and E. Green**

**Nay (0):**

**Motion Carried**

- j.) **Discussion on Special Assessment for 2020:** Topic is pending for the 2020 Board.
- k.) **Discussion on Reserve Study:** Topic is pending for the 2020 Board. Good idea to have a report done, however, there are no funds allotted in the 2020 budget for this report. Approximate cost is about \$3200.00

**7. NEW BUSINESS:**

- a.) **Termite Inspection for 1714 & 1712 Bonitas Circle:** A **motion** was made by M. Stary that the Board move forward and have the unit/s treated for termites at a cost not to exceed \$600.00 per unit as this may affect the neighboring unit at 1712 Bonitas Circle and said treatment to be provided by NaturZone Pest Control. The **motion** was **seconded** by E. Green. Discussion noted that the problem was found by a home inspection company hired by the buyer. The **motion** was put to a vote:

**Yea (3): P. Driscoll, M. Stary and E. Green**

**Nay (0):**

**Motion Carried**



b.) **Hand Railing Addition at 1727 Bonitas Circle**): Tabled for further research and pricing.

c.) **Notice of Intent (due by 1.10.20)**: Four intents have been received to date.

**8. Owner Comments:**

Many thanks to Jim White, Jim Metzger and Clyde Stary for helping to paint the hand rails and light posts.

Discussion was held on providing **email blasts** to residents for communication on agenda items, notices and other information.

Discussion was held on the pending **painting project**.

Discussion was held on **1720 Lakeside Drive and maintenance repair** issues that may be causing health concerns to others.

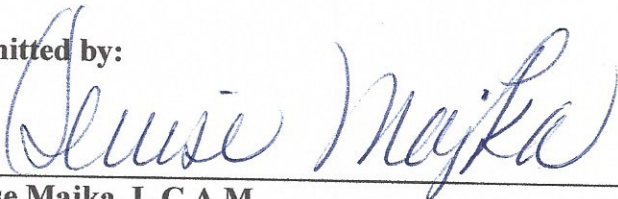
Discussion noted that the **planter boxes** are still in need of repairs.

**10. Announcements: Next Board Meeting** date is set for February 19, 2020 for the Annual Membership Meeting at 7:30 pm at the Villa Nova Clubhouse.

**11. Adjournment:** With no further business to discuss, a **motion** was made by E. Green to adjourn the meeting at 11:30 am. The **motion** was seconded by M. Stary.

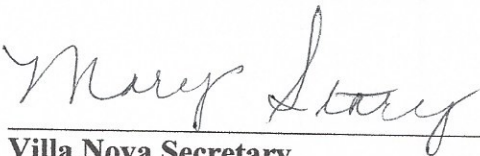
**Motion Carried**

Submitted by:



Denise Majka, L.C.A.M.

Assistant Recording Secretary for



Villa Nova Secretary,

Approved on: 3/11/2020