

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

March 11, 2020
Wednesday – 4:30 PM
Villa Nova Clubhouse
1711 Bonitas Circle, Venice, Florida 34293

1. The Meeting was **called to order** at 4:30 pm by the President, John Rude.
2. **Proof of Notice** properly posted according to the Florida State Statutes on 3.8.2020.
3. **Roll Call and Quorum** was established as follows: (5)

President	John Rude.....	present
Vice President	Robert Vodnoy.....	present
Treasurer	Everett Green.....	present
Secretary	Anita Shepherd.....	present
Director	Everett Green	present
Assistant Recording Secretary	Denise Majka (Mgmt. Rep).....	present

Members in Attendance: Twenty (20)

4. **Approval of Previous Minutes:** A **motion** was made by Robert Vodnoy and **motion seconded** by Everette Green that the Board waives the reading of the **January 17, 2020** minutes and accepts them as presented. There was no discussion. The **motion** was put to a vote:
Yea (5): J. Rude, R. Vodnoy, E. Green, P. Vlasis and A. Shepherd
Nay (0):

Motion Carried

A **motion** was made by Robert Vodnoy and **motion seconded** by Everette Green that the Board waives the reading of the **February 19, 2020** minutes and accepts them as presented. There was no discussion. The **motion** was put to a vote:

Yea (5): J. Rude, R. Vodnoy, E. Green, P. Vlasis and A. Shepherd
Nay (0):

Motion Carried

5. OFFICER REPORTS:

President: There was no report at this time.

Vice President: Comments shall be deferred to the agenda items.

Treasurer: Financials for the month of February 2020 were distributed for the review process. A copy has been posted in the clubhouse and posted on the website.

Discussion on Invoice for Unit 1712 Bonitas Circle: The owner of the unit hired a contractor to make assorted repairs for the interior of her unit related to a plumbing leak. Discrepancies were noted the expenses charged in the amount of \$341.18. The contractor was noted as being retired, not licensed or insured.

A **motion** was made by Robert Vodnoy that the Board not pay the invoices submitted by the owner or the contractor in the amount of \$341.18. The **motion** was **seconded** by Pete Vlasis. There was no further discussion. The **motion** was put to a vote:

Yea (5): J. Rude, R. Vodnoy, E. Green, P. Vlasis and A. Shepherd
Nay (0):

Motion Carried

Secretary: March workshop minutes were prepared by Anita Shepherd.

Director: Pete Vlasis noted that Committees are needed for 2020; such as painting, roads, roofs, etc. Storage of recycle bins needs to be addressed in the future.

6. OLD BUSINESS:

a.) **Nose Caps for Staircase Carpeting:** Work has been completed by Bruce Axtman.

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. The Board is looking at getting more bids from other roofing companies.

c.) **Unit Repairs for 1720 Lakeside Drive:** A motion was made by Robert Vodnoy that the Board accepts the proposal from **Gulf Coast Carpet Cleaning & Disaster Services** in the amount of \$5000.75. The motion was seconded by Everette Green. Discussion noted that other proposals were submitted. The motion was put to a vote:

Yea (5): J. Rude, R. Vodnoy, E. Green, P. Vlasis and A. Shepherd

Nay (0):

Motion Carried

c.) **Schedule Vacant Unit Inspections:** It was noted that Robert, Everette and Pete assisted the pest control tech with the treatment for the annual interior service for all units. It was noted that they were not able to access some units because no key has been provide for the unit.

d.) **Hand Railing Additions:** A request was made by the Boards for a legal opinion (copy on file) to address the matter of adding additional hand railings to the two story buildings. The legal opinion was read to the audience by the manager. It was noted that any exterior alteration to a building/s would require a vote by the membership of 75 % approval. In addition, any owner submitting a request for the item must provide medical documentation, shall pay for the material and installation and shall pay for the removal of said item per the ADA guidelines. Currently, adding railings is not considered a maintenance repair item.

There is no action taken at this time.

e.) **Discussion on Road Resurfacing and Asphalt:** General Consensus of the Board agreed to table the items.

f.) **Discussion on Special Assessment for 2020:** The Board is in need of guidelines on how to prepare and Proceed for a special assessment.

g.) **Discussion on Reserve Study:** Approximate cost is about \$3200.00. It was noted that other proposals shall be sought for price comparison.

h.) **Discussion on Pets: (service and comfort animals):** Information has been posted on the clubhouse bulletin board and website.

7. NEW BUSINESS:

a.) **Approval 2020 Management Contract:** A motion was made by Everette Green that the Board accepts the **2020 Argus Management** contract as presented. The motion was seconded by John Rude. Discussion noted a few questions from Robert Vodnoy. The motion was put to a vote:

Yea (5): J. Rude, R. Vodnoy, E. Green, P. Vlasis and A. Shepherd

Nay (0):

Motion Carried

b.) **Passcode for Board Access to Website:** To be determined and sent to Argus via email for the change.

c.) **Pool refurbishing (deck & furniture):** Pool & patio furniture was viewed at Home Depot and Lowe's. Pricing from Florida Patio Furniture was too expensive.

Pool Deck: The power washer is in need of repair. A **motion** was made by Pete Vlasis that the Board approve the expense not to exceed \$100 for the repair. The **motion** was **seconded** by Everette Green. Discussion noted that Clyde Stary has info on the service tech for the repairs. The **motion** was put to a vote:

Yea (5): J. Rude, R. Vodnoy, E. Green, P. Vlasis and A. Shepherd

Nay (0):

Motion Carried

NOTE: Pete Vlasis departed the meeting at 5:50 PM.

d.) **Community Light Posts:** It was reported that some post lights were not functioning on Bonitas Circle. Some sensors were out. All seem to be working at the present time.

8. Owner Comments:

Bat Issue – 1725 Bonitas Circle: **General Consensus of the Board** agreed to have the unit serviced by Friends of Bats as soon as possible. Owner's are leaving.

Comcast Cable: Contract needs to be reviewed for renewal or cancellation. Many communities are cancelling out of their contract renewals.

Painting Required for Buildings – (need proposals)

Painting Required for Planter Boxes

Painting Required for Lanai Borders (letters to owners)

Painting Required for the Front Fencing of Units

Storage of New Recycling Containers:

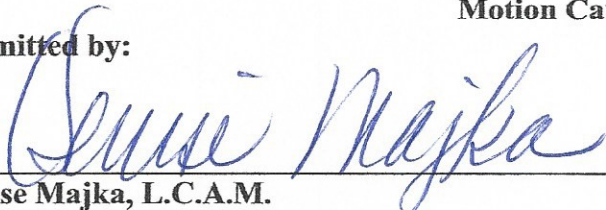
Sewer Line Cleanouts @ Two Story Bldgs.

10. Announcements: Next Board Meeting date is set for **April 8, 2020 at 4:30 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 **6:15 PM**. The **motion** was **seconded** by J. Rude.

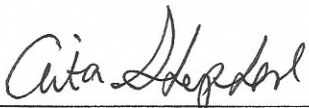
Motion Carried

Submitted by:



Denise Majka, L.C.A.M.

Assistant Recording Secretary for



Villa Nova Secretary, Anita Shepherd

Approved on: 4/8/ 2020