

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

APRIL 8, 2020  
Wednesday – 4:30 PM

VIA: CONFERENCE CALL-IN

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 4.6.2020.
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	Peter Vlasis .....	present
Assistant Recording Secretary	Denise Majka (Mgmt. Rep).....	present

Members in Attendance: (6): Mary Sary, Steve Stevens, Jim Metzger, Jim & Carol White, and Diana Perini.

4. Approval of Previous Minutes: A motion was made by Pete Vlasis and motion seconded by Robert Vodnoy that the Board waives the reading of the March 11, 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. Comments shall be deferred to the agenda items.

**Vice President:** Robert Vodnoy addressed financial concerns with unit 1720 Lakeside Dr. and what further legal steps need to be taken at his time.

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

**Secretary:** There was no report at this time.

**Director:** There was no report at this time.

6. OLD BUSINESS:

- a.) Unit Repairs -1720 Lakeside Dr.: A motion was made by E. Green that the Board ratifies the expense of \$5000.75 by Gulf Coast Carpet & Disaster Services to professionally clean and sanitize the unit interior said costs shall be posted to the unit account for reimbursement. The motion was seconded by J. Rude. Discussion noted that Pete Driscoll hooked up the dehumidifier hose to the kitchen sink for drainage.

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.) Roof Coating Repairs for 1723 Bonitas Circle: The Board requested Sutter roofing to come out and re-inspect the roof for an updated proposal. It was noted that the roof material may be wet underneath and replaced or re-coated. Action Pending

c.) **Scheduled Walk Around for APRIL 10<sup>th</sup>** : Members of the board will conduct the walk around. The next walk around is set for May 11<sup>th</sup> at 4 pm.

d.) **Railing Additions: Ratify material expenses for Bruce Axtman.**: A **motion** was made by E. Green that the Board ratifies the expense for invoice # 1302 in the amount of \$834.60 paid out by Bruce Axtman for the purchase of railing materials not used. The **motion** was **seconded** by Robert Vodnoy. 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**

e.) **Bat Issues @ 1725 BC - ratify warranty expenses (\$50)**: A **motion** was made by R. Vodnoy that the Board ratifies the **expense for \$50.00** that was paid out to remove bats from unit 1725 Bonitas Circle. The **motion** was **seconded** by E. Green. 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**

f.) **Special Assessments – Procedure**: Steps for processing a special assessment need to be reviewed for proper notice and posting. Details of a special assessment need to be defined first. A sample of a past notice for a special assessment is used as a guide. **Action Pending.**

## 7. NEW BUSINESS:

a.) **Pest Control – Bees @– 1712 BC**: The Owner requested that a service call be made to remove the bees nest at the exterior of the sliding glass door. Bob The Bee Man was called out. It was need noted that damage was done to the sliding screen door. The damage was repaired by the service man. We are waiting on the invoice to ratify the expense. **Action Pending.**

b.) **Clubhouse - AC Unit Repairs**: A **motion** was made by R. Vodnoy that the Board ratifies the **expense of \$719.10 payable to Cool Today** for adding 3 items to the system for better performance. The **motion** was **seconded** by E. Green. 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**

c.) **Power Washer Repair or Replacement**: J. Rude received the service tech info from Clyde Stary. The service provider is Access Mowers (941-473-8584) in Englewood. Jim Metzger and Clyde will take the power washer to Access Mowers for a diagnostic check for \$25.00. **General Consensus of the Board agreed to this action.**

d.) **Committee Proposals**: A **motion** was made by P. Vlasis and **motion seconded** by J. Rude that the Board establishes the following **2020 Committees; Finance, Buildings & Painting, Grounds-Landscaping & Roads, Documents, Long Range Planning, Marketing & Communications.**

Discussion noted that the Board shall seek volunteers. The **motion** was out to a vote:

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

**Nay (0):**

**Motion Carried**



e.) **Reserve Study:** Three proposals have been received. The Board has tabled this for the review of the proposals. Tabled for May meeting. **Action Pending.**

f.) **Pool Closing- COVID 19:** A **motion** was made by P. Vlasis and **motion seconded** by A. Shepherd that the Board close the pool for COVID-19 and 3 copies laminated signs be posted in the pool area.

Discussion noted that not many residents are here to use the pool, some association pools are open and some are closed, there is no county law mandating pools be closed. Argus Management recommended that the pool stay closed until further notice. The **motion** was put to a vote:

**Yea (3): P. Vlasis, E. Green and A. Shepherd**

**Nay(2): R. Vodnoy and J. Rude**

**Motion Carried**

**NOTE: Anita Shepherd left the meeting at 5:45 pm.**

g.) **Pool Deck Renovations:** Tabled for May meeting. **Action Pending.**

h.) **Pool Furniture Purchase:** Tabled for May meeting. **Action Pending.**

i.) **Review of Current Budget:** Several line items in the 2020 budget were reviewed in the operating and reserves accounts for purpose and identification.

**8. Owner Comments:**

Jim White offered to power the pool deck when the equipment has been repaired.

Some sprinkler heads need to be capped off.

American Irrigation needs to re-check the system for full operation.

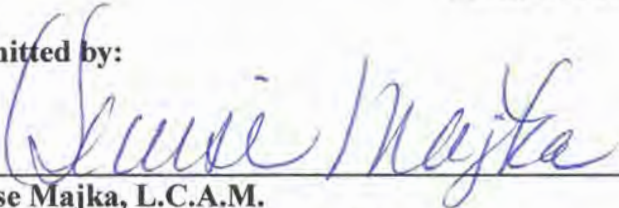
Venice Lawn Care needs to be contacted in an effort to address the brown spots in the grass.

**10. Announcements: Next Board Meeting** date is set for **May 13, 2020 at 4:30 pm.**

**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: 5/13/2020