

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

May 23, 2020
Saturday – 11:00 AM
Villa Nova Clubhouse
1711 Bonitas Circle, Venice, FL. 34293

1. The Meeting was called to order at 11:00 am by the President, John Rude.

2. Roll Call and Quorum was established as follows: (3)

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

Members in Attendance: (0) per attached sign in sheet.

3. Proof of Notice properly posted according to the Florida State Statutes on 5/20/2020.

4. NEW BUSINESS:

a.) Interview with Reserve Study Experts: Two representatives attended for the meeting from Expert Inspectors, Inc. They provided a sample report of about 100 pages. This report was based on a large sized community. The levels within the report were discussed. The current budget was presented to the reps for review and comments. Additional line items (as options) can be added to the reserve schedule, such as; Contingency for Delinquent Accounts or Insurance Deductibles or major Landscape Projects. Reports are generally updated about every 4 years. State currently not mandating reserve study reports are Florida and California. Discussion was held on “Pooling of Reserves” (allows for more flexibility but requires more detailed accounting) versus the “Straight Line Method”. A healthy reserve schedule is 80% funded. The report could be completed by the end of June.

A motion was made by J. Rude and the motion was **seconded** by R. Vodnoy that the Board approves the proposal from **Expert Inspectors, Inc.** for a **Reserve Study Report** to be completed in June of 2020 at a cost of \$2675.00 and funds to be disbursed from the **Deferred Maintenance Reserve** account. Discussion noted that the report is vital for future budget preparation and that no previous report was performed in the past. The motion was put to a vote:

Yea (3): J. Rude, R. Vodnoy and A. Shepherd

Nay (0):

Motion Carried

b.) Ratify Roof Contract for 1723 Bonitas Circle: Several roofing companies were contacted to provide estimates for maintenance at 1723 Bonitas Circle as a test site. The proposals came in from; **All Surface Coatings, Unicoat, Commercial Industries and Crown Roofing.** Sherwin Williams provided the roof specifications for the coating material. Research needs to be done for building warranties. The Board is waiting on additional information from two contractors.
Action is marked as Pending.

c.) Ratify ARC Request for Unit 1714 Bonitas Circle:

A **motion** was made by J. Rude and the **motion** was **seconded** by R. Vodnoy that the Board approves the ARC request for unit 1714 Bonitas Circle to **install vinyl sliding doors at the lanai**. All support documentation was provided. There was no further discussion. The **motion** was put to a vote:

Yea (3): J. Rude, R. Vodnoy and A. Shepherd

Nay (0):

Motion Carried

5. Owner Comments:

Insurance carriers require **Property Appraisal Reports** every 36 months. This statement was made by Dave Kolodzik from Expert Inspectors. Argus reported the last appraisal was completed in January of 2018. The cost was about \$800 for the report. The next report will be due in **January of 2021**. Property Appraisals and Reserve Studies can be done at the same time if needed.

A brief discussion was held on **Painting Contractors**. The following painters have been contacted for proposals:

1. Bayshore Painting
2. All Surface Coatings
3. Artistry Painting

Other Options:

1. Peacock Painting
2. CPR - Concrete Painting & Restoration
3. Superior Painting

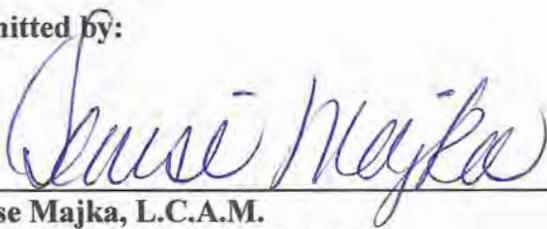
6. Announcements: Next Board Meeting date is set for **June 10, 2020 at 4:30 pm**. This is for Insurance Policy Renewals.

Next Scheduled Walk Around – June 15th (4:30-5:30pm)

7. Adjournment: With no further business to discuss, a **motion** was made by J. Rude to adjourn the meeting at **12:35 pm**. The **motion** was **seconded** by A. Shepherd.

Motion Carried

Submitted by:



Denise Majka, L.C.A.M.
Assistant Recording Secretary for



Villa Nova Secretary, Anita Shepherd

Approved on: 6/10/2020