

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

JUNE 18, 2020
Thursday – 4:30 PM
VIA: ZOOM MEETING

1. The Meeting was called to order at 4:36 pm by the President, John Rude.
2. Proof of Notice properly posted according to the Florida State Statutes on 6.16.2020 at 1:00 pm.

3. Roll Call and Quorum was established as follows: (4)

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

Members in Attendance: (3): See attachment A.

4. Approval of Previous Minutes: A motion was made by J. Rude and motion seconded by A. Shepherd that the Board waives the reading of the June 10, 2020 minutes and attachments and accepts them as presented. The motion was put to a vote:

Yea (4): J. Rude, R. Vodnoy, E. Green 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: There was no report at this time. Comments shall be deferred to the agenda items.

Treasurer: There was no report at this time. Comments shall be deferred to the agenda items.

Secretary: A. Shepherd submitted a typed report - see attachment B.

Director: There was no report at this time.

7. OLD BUSINESS:

- a.) Approve Insurance Policy renewals & costs for 2020-2021: Some questions were directed to the agent and were answered. It was noted that the agent gave a good presentation the Board requested those policies could be submitted earlier for board review prior to the renewal date. A motion was made by J. Rude that the Board accepts the policy renewals for the 2020-2021 season as presented. The motion was seconded by R. Vodnoy. Discussion noted that the policies could be posted on the website. The motion was put to a vote:

Yea (4): J. Rude, R. Vodnoy, E. Green and A. Shepherd

Nay (0):

Motion Carried

- b.) Update on Reserve Study: The draft report has been received and adjustments will need to be made to the reserve line items. Some line items are too high. Some categories can be condensed.

Action Pending

- c.) Ratify the Expense for plumbing repairs for cracked stack in 1712 LD: (\$1497)
Ratify the Expense for plumbing repairs for cracked pipe in 1713 BC: (\$314)

Discussion noted that legal counsel will need to be contacted to review the documents as it pertains to each unit repairs and who shall be responsible for payment.

Action Pending

d.) Ratify the Expense for a clogged drain (kitchen sink & master bath sink) in the stack pipe for 1733 BC: (cost \$ 280 - by Terry's Plumbing's):

A **motion** was made by J. Rude that the Board accepts the policy renewals for the 2020-2021 season as presented. The **motion** was **seconded** by R. Vodnoy. Discussion noted that the policies could be posted on the website. The **motion** was put to a vote:

Yea (4): J. Rude, R. Vodnoy, E. Green and A. Shepherd

Nay (0):

Motion Carried

8. NEW BUSINESS

a.) Landscape Contract for 2020:

A **motion** was made by R. Vodnoy that the Board approves the new grounds contract **starting August 1, 2020 with Twin Palm Landscaping** at an annual of **\$26,496.00** which will include irrigation services. The **motion** was seconded by J. Rude. Discussion noted that the new contract will save us about \$600-\$800 per month. The **motion** was put to a vote:

Yea (4): J. Rude, R. Vodnoy, E. Green and A. Shepherd

Nay (0):

Motion Carried

A **motion** was made by J. Rude that the Board approves the **termination letter** of the **Venice Lawn Care Contact as of July 31, 2020** and said letter shall be sent via certified mail service.

The **motion** was **seconded** by R. Vodnoy. There was no further discussion.

The **motion** was put to a vote:

Yea (4): J. Rude, R. Vodnoy, E. Green and A. Shepherd

Nay (0):

Motion Carried

A **motion** was made by J. Rude that the Board approves the **termination letter** of the **American Irrigation Contact as of July 31, 2020** and said letter shall be sent via certified mail service.

The **motion** was **seconded** by R. Vodnoy. There was no further discussion. The **motion** was put to a vote:

Yea (4): J. Rude, R. Vodnoy, E. Green and A. Shepherd

Nay (0):

Motion Carried

b.) Ratify the Expense for Roof Shingle Repairs & Inspections by Watertite Roofing (\$200).

A **motion** was made by A. Shepherd that the Board approves the cost of \$200 for the inspection and repairs of assorted roof shingles as needed by Watertite Roofing. The **motion** was **seconded** by J. Rude. There was no further discussion. The **motion** was put to a vote:

Yea (4): J. Rude, R. Vodnoy, E. Green and A. Shepherd

Nay (0):

Motion Carried

c.) Review Bruce Axtman Drywall repairs for 1712 LD: (\$296.29)

A **motion** was made by E. Green that the Board approves the cost of **\$296.29 (invoice #1335)** as submitted by **Bruce Axtman, LLC.** for the drywall repairs in 1712 Lakeside Drive (**attachment D**). the **motion** was **seconded** by R. Vodnoy. Discussion noted that the cost of drywall repairs is the responsibility of the association.

The motion was put to a vote:

Yea (4: J. Rude, R. Vodnoy, E. Green and A. Shepherd

Nay (0):

Motion Carried

Review Bruce Axtman Drywall repairs for 1713 BC: (\$163.25)

A motion was made by E. Green that the Board approves the cost of \$163.25 (invoice #1334) as submitted by Bruce Axtman, LLC. for the drywall repairs in 1713 Bonitas Circle (attachment E). The motion was **seconded** by R. Vodnoy. Discussion noted that the cost of drywall repairs is the responsibility of the association. The motion was put to a vote:

Yea (4: J. Rude, R. Vodnoy, E. Green and A. Shepherd

Nay (0):

Motion Carried

9. Owner Comments:

- * A brief discussion was held on the palm tree rats and was noted as being on some roof tops.
- * Discussion noted that insurance policies could be placed on the website.
- * Discussion noted that a list of building numbers and addresses could be prepared for distribution to unit owners and vendors.
- * Jim White volunteered to monitor the vacant unit at 1720 Lakeside Drive on a regular basis noting date and time of entry.

10. Announcements: Next (ZOOM) Board Meeting date is set for July 22, 2020 at 4:30 pm.

11. Adjournment: With no further business to discuss, a motion was made by R. Vodnoy to adjourn the meeting at 5:43 pm. The motion was **seconded** by J. Rude.

Motion Carried

Submitted by:



Denise Majka, L.C.A.M.

Assistant Recording Secretary for

APPROVED

Villa Nova Secretary, Anita Shepherd

w/Attachments: A-E

Approved on: 7/22/2020

Villa Nova
Condominium Association

Special Board Meeting

6.18.2020

Attachments: A - E

(A)

VILLA NOVA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

JUNE 18, 2020

APPEARANCE OF UNIT OWNERS
GUIDELINES FOR SPEAKING TO THE BOARD

1. All who wish to speak must sign in. State name, address and briefly state your topic to be presented.
2. All speakers will be called upon in numerical order of sign in.
3. All speakers will be permitted three (3) minutes to make their presentation.
4. After all speakers have been recognized and allowed to speak there will be NO interaction with the Board.
5. No one will be permitted to comment on any item that is not posted on the Agenda unless that has been addressed during the Unit Owner Input allotted time.
6. All cell phones must be turned off.

	NAME	ADDRESS	SUBJECT
1.	Jim White	1723 BC	ROOF
2.	Marol White	1723 BC	"
3.	Diana Perina	1710 BC	N/A
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			

Denise

(B)

From: Anita Shepherd <shep62839@gmail.com>
Sent: Friday, June 19, 2020 9:26 AM
To: Denise
Subject: Officer Report for June

June 18, 2020

TO: Villa Nova HOA Board
FROM: Anita Shepherd, Secretary
RE: June Officer Report

1. Keys to Denise for 1732 Lakeside to let NaturZone enter to treat for ants, unoccupied.
2. Keys to Denise for 1713 Lakeside to let Terry's Plumbing in, cracked pipe.
3. Keys to Jim White for 1720 Lakeside. Denise suggested a log be kept reflecting Jim's inspections of this unoccupied unit.
4. Worked with Argus staff to update web site for Villa Nova directory, minutes and HOA forms.
5. Met with NaturZone relating to 1734 Lakeside for treatment of ants in building. Owner let NaturZone in to treat. Previous units in this building already treated.



PLUMBING DIVISION INVOICE

DATE	INVOICE #	CUST #
6/2/2020	0000027974	0007898

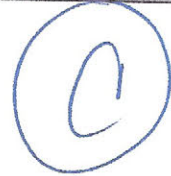
Please note our new address

Property Management Company

Argus Management Of Venice
181 Center Rd
Venice FL 34285

Association to Bill/Location of Work Performed

Villa Nova Condos
1733 Bonitas Cir
Venice FL 34293



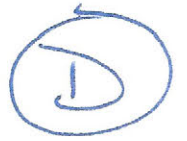
P.O. NUMBER		TERMS	Technician	
		NET 60	Larry Longo	
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	Miscellaneous Material	10.00	10.00	
1.00	STOPPAGE - Includes up to one hour of labor and trip charge NO WARRANTY ON STOPPAGES. If stoppage reoccurs, we recommend contacting Total Pipeline at 941-953-5504 to schedule camera/jetting of sewer lines.	210.00	210.00	
1.00	Ran 80^ K- 50 cable at kitchen drain. Adjusted fill valve M/B toilet. Cleared stoppage all fixtures operating properly at this time.			
0.50	Additional labor per hour	120.00	60.00	
TOTAL			\$280.00	

Board Approved
6/1/2020

As this service call was requested by a property management company or HOA, we are unable to bill any homeowner or tenant directly.

Terry's Plumbing Service Inc
2401 15th St
Sarasota FL 34237
Phone: 941-955-5362
Fax: 941-953-5620

Bruce Axtman LLC



BaxtmanLLC@gmail.com
http://www.bruceaxtman.com

INVOICE

BILL TO

Denise Majka
Villa Nova Condo Association
181 Center Road
Venice, FL 34285

INVOICE # 1335
DATE 07/05/2020
DUE DATE 07/05/2020
TERMS Due on receipt

1712 LD

DESCRIPTION	QTY	RATE	AMOUNT
Property Address Villa Nova Condo Association: 1712 Lakeside Drive Only Drywall Repairs and Tape ONLY	1	0.00	0.00T
Services Labor. 1712 Lakeside Drive: Enter bathroom, frame in the existing hole in the ceiling and bathroom wall above the shower so that the new drywall can be screwed into place. Once the framing is completed, new drywall will be cut to fit and screwed into place, taped up and apply drywall mud as needed for preparation for texture and paint. Exit each unit in a clean secure manner. Pictures taken for documentation.	3.50	65.00	227.50T
Drywall 1/2 Inch Green Board 4x8 Sheet. 4x8 Green Board Drywall Sheet.	1	19.79	19.79T
2x4x8 Board Pressure Treated. Pressure Treated 2"X 4" X 8' Timbers.	2	7.51	15.02T
Drywall Tape. Mesh Drywall Tape. 2"	0.50	9.43	4.72T
Drywall Mud. Drywall Mud Qt.	0.50	8.52	4.26T
Screws Deck Mate 3 Inch 1LB Box Screws 3 Inch Deck Mate 1 Pound Box.	0.50	11.24	5.62T

Bruce Axtman LLC
7569 Berwick Street
NorthPort Florida 34287
941.302.3315
WWW.bruceaxtman.com

SUBTOTAL	276.91
TAX (7%)	19.38
TOTAL	296.29
BALANCE DUE	\$296.29

APPROVED *By*
VC Board 6/18/2020