

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

JULY 22, 2020
Wednesday – 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 **7.20.2020** at **11:00 am**.
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: (6): **See attachment A.**

4. **Approval of Previous Minutes:** A **motion** was made by A. Shepherd and **motion seconded** by R. Vodnoy that the Board waives the reading of the **June 18, 2020** minutes and accepts them as presented. No discussion. 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: No report at this time. Comments shall be deferred to the agenda items.

Vice President: No report at this time. Comments shall be deferred to the agenda items.

Treasurer: There was no report at this time. The Financials for the month of June 2020 were distributed for the review process. A copy has been posted in the clubhouse and on the website

Lien Foreclosure Issues: 1720 Lakeside Drive & 876 Shamrock Blvd. (3.20.2020 filed):

A **motion** was made by R. Vodnoy that the Board proceeds with having legal counsel file the Lien Foreclosure papers and move forward with the suit. The **motion** was **seconded** by E. Green. Discussion noted that the process will be slow due to COVID-19, however legal counsel recommends moving forward. The **motion** was put to a vote:

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

Nay (0):

Motion Carried

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

Director: No report at this to time.

6. Committee Reports:

Pool Volunteers are: C. White, J. White, P. Driscoll, and M. Stary

Paint Committee: J. Metzger, D. Lofbloom, B. Vlasis and M. Stary - they assisted in selecting the paint colors.

7. OLD BUSINESS:

a.) Update on Reserve Study: The report needs to be analyzed and adjusted for some revisions. Comments can be sent to Robert Vodnoy. A **motion** was made by R. Vodnoy that the Board approves the expense of the report to be deducted from the Reserve Deferred account. The **motion** was **seconded** by E. Green. Discussion noted that this expense was not budgeted for in 2020. The **motion** was put to a vote:

Yea (4): J. Rude, R. Vodnoy, E. Green and A. Shepherd
Nay (0):

Motion Carried

Tabled for the next meeting.

b.) Update on FCHR 2020: (returns 17): The current form needs to be changed for 2022. We have received a very good response so far with 27 returns. Second notices will be mailed out on 8.10.20 for those who have not submitted the form.

c.) Pool Repairs: Chemical levels in the pool are good. We have many cracks in the pool decking which are getting worse. We may do patching for now by getting a grinder, fill in spaces and paint. We are getting more estimates for repairs. We may renovate the pool deck with brick pavers in the future.

Tabled for the next meeting.

d.) Pest Control Issues:

Invoicing Reports for Common Grounds: We seem to be getting numerous service calls for pest control. Nature Zone seems to be about twice as much in cost than Econo. Econo was bought out by Hughes Exterminators not long ago. The Board will be seeking new proposals for 2021. **Action Pending.**

Pest Control Service Call for 1733 BC: A service call was placed again to address flying bugs coming up from the sink drain. J. Rude noted that he would check the unit below (1732 LD) as it is vacant. It was noted that the water to the unit has been shut off. This may be what is causing the problem.

A **motion** was made by R. Vodnoy that the Board reimburse A. Dee for the service call expense to Terry's Plumbing for the bugs in the sink drain. The **motion** was **seconded** by J. Rude. There was no discussion.

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

Yea (4): J. Rude, R. Vodnoy, E. Green and A. Shepherd
Nay (0):

Motion Carried

Hughes Renewal Request for Hill Unit 1723 BC: A **motion** was made by J. Rude that the Board decline the renewal of the rodent control warranty for unit 1723 Bonitas Circle at a cost of \$150.00 (see attachment C). The **motion** was **seconded** by R. Vodnoy. There was no discussion. 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.) Map for Building Numbers & Addresses:

A **motion** was made by J. Rude that the Board adopts the **Map for Building Numbers & Addresses for 2020** as presented. See attachment D. The **motion** was **seconded** by E. Green.

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.) **Board Member Responsibilities:** A three page listing of duties was presented to A. Shepherd from M. Stary. It was determined that steps need to be taken to get organized and prepare a schedule of events for maintenance issues, like clubhouse cleaning and library organization.

Tabled for the next meeting.

c.) **Road Repairs:**

Coating: Some damage is being caused by trucks tearing up the roads. Individual owners have had oil leaks which was a contributing factor that happened in the past. Owners were responsible for maintaining their parking spaces.

Resurfacing: Some proposals were submitted in the past for full milling and repaving of the community. We are experiencing a lot of cracks in the surface. We have about \$11,000 in the reserve account for roads but we may need an additional \$60,000. We will be looking into getting quotes for repairing the corner sections of the roads with concrete. We may need to repave in about 3 years. **Action Pending**

d.) **Landscape Planning:** The Board is working on getting a condensed list of plants that will provide uniformity to the community. Any dead plants or old bushes will be removed. We need to look into Florida Friendly plants as an option. We need to select the best plants for the appropriate location. **Action Pending**

e.) **Paint & Stucco:** Looking into getting quotes for stucco repairs for the buildings. C. Stary will work with J. Rude on this project. **Action Pending**

f.) **Pipe Scoping:** The two story buildings need to be scoped from the stack out to the sewer line. A few buildings were done in the past. SPT quoted about \$500 per building for scoping. Jetting the pipes for pipelining may be an option instead of total replacement. Email a list of vendors to J. Rude. **Action Pending**

g.) **Acknowledgement of Legal Opinion Letter Regarding Plumbing:** A **motion** was made by R. Vodnoy and **motion seconded** by J. Rude that the Board shall adopt the legal review letter on the determination of the plumbing repairs as it relates to the plumbing system and unit owners responsibilities. Discussion noted that this action was prompted by the plumbing repairs that occurred in unit 1713 BC and 1712 LD.

The **motion** was put to vote:

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

Nay (0):

Motion Carried

9. **Resident Owner Forum:**

Inquiries were made regarding Wind Mit Inspections - Unit Owner responsibilities. Check with vendors for updated reports.

Carport Renovation - Board verified request form for the unit Owner.

FPL – Power box to bldg. has not be completed – 1708 LD.

Fences – They are ne being painted 3 different colors- contact the Board for proper paint color. Paint is stored in the pump room.

Key to Clubhouse – Contact a board member.

New Lawn Service- Twin Palm to start August 1, 2020.

10. **Announcements:** Next (ZOOM) Board Meeting date is set for **August 19, 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 **6:20 pm.** The **motion** was **seconded** by E. Green.

Motion Carried

Submitted by:



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

APPROVED

Villa Nova Secretary, Anita Shepherd

w/Attachments: A- D

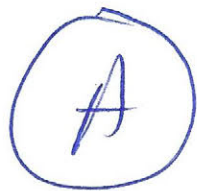
Approved on: 8/19/2020

Villa Nova
Condominium Association

Board Meeting

7.22.2020

Attachments: A & D



VILLA NOVA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

JULY 22, 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.	Anita Shepherd	Sec	
2.	Carol White		
3.	Jim White		
4.	John Rude	Pres	
5.	Robert Verdrey	VP	
6.	Guerrite Green	Treas.	
7.	Diana Ferrini		
8.	Jean Pearson		
9.	Ted Fillman		
10.	Arlene Lee		
11.			
12.			

B

Denise

From: Anita Shepherd <shep62839@gmail.com>
Sent: Tuesday, July 21, 2020 9:52 AM
To: Denise
Subject: Re: Villa Nova minutes - My activities as Secretary

July 21, 2020

TO: Villa Nova Board
FROM: Anita Shepherd, Secretary
RE: Officer report of activities June 19 through July 21, 2020

1. 6/19/2020 - Coordinated between Cool Today and FPL to get power back to clubhouse and pool pump. Problem was underground FPL line next to clubhouse which FPL fixed by 11 P.M. that night. No charge to us by either Cool Today or FPL.
2. 7/10/2020 - Worked with Our pool service, Denise from Argus, John Rude and Peter Driscoll relating to locked pool gates after low chlorine closure of pool. Mary Stary unlocked gates for us so residents could access.
3. 7/13/2020 - Worked with roofer relating to water hookup for buildings 8 and 11 so they could pressure clean roofs. One owner at 1734 Lakeside did complain about hookup to her water and our President, John Rude, said he would address this complaint.
4. 7/14/2020 - Communicated with Judy Washburn from All Purpose roofing relating to why there was a delay in roof schedule, apparently Sherwin Williams had not processed their order product in time to meet roofer schedule. Advised by Judy Washburn that this had now been resolved and new schedule made.
5. 7/14/2020 - Communicated with our management company and our landscaper that weeds in all flower beds, rocks around mail boxes etc., throughout our complex needed to be addressed. Landscaper said that this would be taken care of that day and I did see crew spraying for weeds.
6. 7/15/2020 and 7/16/2020 - Communicated with Judy Washburn from All Purpose roofing again about delay and was told product would be here later today and that they would be venting both buildings 8 and 11 and would also be sealing vents. This was accomplished as promised.

On Mon, Jul 20, 2020 at 9:52 AM Denise <denise@argusvenice.com> wrote:

ok

Denise Majka, LCAM

Argus Management of Venice, Inc.

[181 Center Road](#)

[Venice, FL. 34285](#)

[PH: 941-408-7413](#)

[FAX: 941-408-7419](#)

Denise

C

From: gjaffee@hughes-exterminators.com
Sent: Friday, July 17, 2020 3:51 PM
To: Denise
Subject: Invoice for Service

VOID

NO RENEWAL
as of 7/22/2020



Beyond The Call.

941-488-9505

Hughes
Exterminator
s
6225-B 21st
St. East
Bradenton,
FL 34203

INVOICE

Bill To [1749556]

Argus Management of Venice
1723 Bonitas Cir
181 Center Rd
Venice, FL 34285

Service Address [1749556]

Argus Management of Venice
1723 Bonitas Cir
Venice, FL 34285

Invoice # 39203841
Invoice Date 08/01/2020
Service Date 08/01/2020

Technician SWFLHSC RENEWAL ROUTE
License #
Target Pest ROO
Purchase Order

Service	Description	Price
R-EXCL RENEWAL	Wildlife Guarantee/Coverage	\$150.00
Subtotal		\$150.00
Tax		\$0.00
Total		\$150.00
Amount Paid		\$0.00
Balance		\$150.00

Thank you for your business! If you have any questions, please call us.

Order/Service
Instructions

D

Villa Nova Condominium Association



2020

BUILDING NUMBERS

1711 Bonitas Circle
Venice, FL 34293

VILLA NOVA CONDOMINIUM ASSOCIATION

Managed by: ARGUS MANAGEMENT OF VENICE, INC.
181 CENTER ROAD, VENICE, FL 34285
PHONE # (941) 408-7413 FAX # (941) 408-7419
Email: Denise@argusvenice.com (Property Manager)

BUILDING NUMBERS & ADDRESSES AS OF 7.15.2020

(LD -Lakeside Drive - BC –Bonitas Circle – SB – Shamrock Blvd. – NS –Northampton St.)

- BUILDING 1:** dn - 1693 NS & dn – 1699 NS 2 STORY
up - 1695 NS up – 1697 NS
- BUILDING 2:** 876 - 878 SB.....1 STORY
- BUILDING 3:** 880-882 SB1 STORY
- BUILDING 4:** 1704-1706 LD 1 STORY
- BUILDING 5:** 1708-1710 LD.....1 STORY
- BUILDING 6:** dn - 1712 LD & dn - 1714LD..... .2 STORY
up - 1713 BC up - 1715 BC
- BUILDING 7:** 1716-1718 LD1 STORY
- BUILDING 8:** dn -1720 LD & dn – 1722 LD2 STORY
up – 1721 BC up – 1723 BC
- BUILDING 9:** dn – 1724 LD & dn-1726 LD 2 STORY
up - 1725 BC up -1727BC
- BUILDING 10:** dn-1728 LD & dn -1730 LD 2 STORY
up-1729 BC up -1731 BC
- BUILDING 11:** dn--1732 LD & dn-1734 LD 2 STORY
up-1733 BC up-1735 BC
- BUILDING 12:** dn-1736 LD & dn -1738 LD2 STORY
up-1737 BC up – 1739 BC

BUILDING 13: 1714-1716 BC1 STORY

BUILDING 14: dn-1710 BC & dn-1712 BC.....2 STORY
np-1734 BC np-1736 BC

BUILDING 15: 1706-1708 BC1 STORY

BUILDING 16: dn-1703 BC & dn-1709 BC2 STORY
np-1705 BC np-1707 BC

BUILDING 17: 1711 - Clubhouse.....1 STORY