

VILLA NOVA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

AUGUST 19, 2020
Wednesday – 4:30 PM
VIA: ZOOM MEETING

1. The Meeting was called to order at 4:38 pm by the President, John Rude.
2. Proof of Notice properly posted according to the Florida State Statutes on 8.17.2020 at 10:30 am.
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: (5): See attachment A.

4. Approval of Previous Minutes: A motion was made by A. Shepherd and motion seconded by J. Rude that the Board waives the reading of the July 22, 2020 minutes and accepts them as presented. No discussion. The motion was put to a vote:

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

Nay (0):

Motion Carried

5. OFFICER REPORTS:

President: Comments shall be deferred to the agenda items.

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

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

Secretary: Please see attached report B.

Director: No report at this to time.

6. COMMITTEE REPORTS:

Mary Stary on the painting committee is meeting with Sherwin Williams for a color palate of options.

7. OLD BUSINESS:

- a.) Update on Reserve Study: Please see attachment C as presented by R. Vodnoy.

Roof schedule may be adjusted. We are projecting all roofs to be coated by 2025.

We have processed a second draft of the Reserve Study. We will have more information in September.

- b.) Update on FCHR 2020: (returns 38): The state requires 80% of unit owners to be 55 +.

- c.) Pool Repairs & Furniture: The Board is still researching costs for new pool furniture. Action pending. Pool deck cracks are being sealed and the deck surface is being cleaned and painted. Discussion as held on the type of material s to be used for sealing the cracks. Work is being done by volunteer

The purchase of furniture; 4 chairs, 4 lounge chairs and side tables is not urgent. We will try to purchase in the off season. We are still researching pricing and styles of furniture.

d.) Pest Control Issues: We have had some issues with bugs. Three companies came out on site. Concern was expressed over chemicals being used. Ransom pest control was too expensive. **No action at this time.**

e.) Delinquent Accts (Suspension of Use & Voting Rights):

A **motion** was made by J. Rude that the board suspend voting and use rights for units 876 Shamrock Blvd. and 1720 Lakeside Dr. for accounts being past due for over 90 days. The **motion** was **seconded** by R. Vodnoy. Discussion noted that letters of notice shall be sent via certified mail. The **motion** was put to a vote:

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

Nay (0):

Motion Carried

Notes: 876 Shamrock Blvd. may be up for sale. The state may currently be suspending foreclosure cases. Both cases are still being legally monitored. 1720 Lakeside Dr- dehumidifier is still working okay and the electric bill is still being paid by the association in order to secure the unit from any future damage.

f.) Update plumbing costs for unit 1713 BC: Pending

g.) Send plumbing invoices to former owner of 1713 BC for reimbursement to the Association:

Invoices were sent to the current owner of the unit for payment. Monies have been aside in an escrow account in the amount of \$1811.00 as to not delay the sale of the unit in order to determine who is responsible for the payment of the plumbing invoices. Legal counsel has been working with the former owner and his attorney to resolve the issues still pending.

A **motion** was made by R. Vodnoy that the legal counsel for the association be requested to charge back legal fees to the former unit owner of 1713 Bonitas Circle in handling this dispute issue. 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, A. Shepherd and P. Vlasis

Nay (0):

Motion Carried

h.) Roof Shingle Repairs -Watertite \$200: A **motion** was made by R. Vodnoy that the board ratifies the expense of \$200.00 per invoice #3296 by **Watertite Roofing** for shingle repairs at 1709 BC and 1738 LD. There was no discussion. The **motion** was put to a vote:

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

Nay (0):

Motion Carried

8. NEW BUSINESS:

a.) Landscape Plan for Uniformity of Plants, etc.: Project is pending further research for Florida Friendly plants for the community. The board is looking for volunteers to help. R. Vodnoy will handle this project when he returns in the fall. Brian Williams from Twin Palms may help in the plant selections.

b.) Palm Tree Trimming: Trimming is scheduled for September 2, 2020. We have 85 palm trees that will be trimmed by Twin Palm Landscaping Service. Palm trees are trimmed one time per year in May or November.

c.) **Plumbing Project (pipe scoping bids):** Project is pending further research. Discussion noted that we may want to scope all buildings at one time. This will give us a better understanding of which building pipes may be in the worst condition. The board is still getting estimates.

d.) **Road Repairs:** Discussion was held on painting all car stops. It was noted that there is a sand-based product that can be used for filling in asphalt cracks. Pete Vlasits offered to have his unit asphalt as a test site. We are still looking into options. There will be no action taken within 6 months.

e.) **Painting Project: stucco repairs:** It was noted that there are 4 different paint colors being used on the exterior lanai fences. The association has the paint stored in the clubhouse. Please contact a board member for access to this paint supply. Stucco work done on the Juliet balconies was not done properly as noted by others.

It was noted the Board is contacting **ALL SURFACE PAINTING Co.** for repairs to the building stucco as well as painting. Other stucco contractors are being researched. No painting contractors have been selected at this time.

f.) **Bat Exclusions - 1721 BC & 1731 BC:** Service to the units is pending to Bat Maternity Season which is from April 16th – August 14th.

g.) **New Pool Service:** A **motion** was made by R. Vodnoy that the board approves a new pool service provider by the name of **A Grande Choice Pool & Spa Company** at the monthly rate of \$220.00. The **motion** was **seconded** by J. Rude. Discussion noted that Southwest Pools was requesting an 8% rate increase. It was noted that a 30-day termination letter shall be sent to Southwest Pools via certified mail and their service shall end on September 30, 2020. The **motion** was put to a vote:

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

Nay (0):

Motion Carried

9. Resident Owner Forum:

W. Gombos inquired if window frames, doors, sliding glass door frames and outside lanai areas are to be painted. Screen frames may be a different color. Screens are to be replaced by the unit owner if needed. Painting specifications must be itemized for proper bidding.

Handyman & Handrails: The board paid Bruce Axtman for the purchase of the materials to make hand rails. The board requested the name of the fabricator who assembled the handrails and inquired about the cost for his time and labor. Bruce declined to provide the fabricators name. Bruce delivered the hand rails to the clubhouse. The board requested that a certified letter be sent to Bruce Axtman and requested the immediate return of the clubhouse key. Then board is looking for another handyman.

10. **Announcements: Next (ZOOM) Board Meeting** date is set for **September 23, 2020 at 4:30 pm.**

11. **Adjournment:** With no further business to discuss, a **motion** was made by J. Rude to adjourn the meeting at **6:15 pm.** The **motion** was **seconded** by R. Vodnoy.

Motion Carried

Submitted by:

Denise Majka

Denise Majka, L.C.A.M.

Assistant Recording Secretary for

On File

Villa Nova Secretary, Anita Shepherd

w/Attachments: A - H

Approved on: 9/23/ 2020

Villa Nova
Condominium Association

Board Meeting

8.19.2020

Attachments: A - H



ORIGINAL

A

VILLA NOVA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

AUGUST 19, 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.	Wm. Bombos	882 SB	
2.	A. Shepherd	Sec.	
3.	J. Rude	Pres.	
4.	E. Green	Treas.	
5.	R. Vadnay	V.P.	
6.	P. Wasio	Dir.	
7.	D. Rellini	1710 BC	Call in
8.	P. Driscoll	1716 LD.	Call in
9.	C. Starny	1727 BC	
10.	J. Metzger	1730 LD.	
11.			
12.			

Denise

From: Anita Shepherd <shep62839@gmail.com>
Sent: Tuesday, September 22, 2020 5:42 PM
To: Denise
Subject: Fwd: Secretary August Activities



----- Forwarded message -----

From: Anita Shepherd <shep62839@gmail.com>
Date: Sat, Sep 19, 2020 at 5:34 PM
Subject: Secretary August Activities
To: Denise - Argus <Denise@argusvenice.com>

TO: HOA Board of Directors Villa Nova
FROM: Anita Shepherd, Secretary
RE: Secretary Activities from 8/2/2020 through 8/27/2020

1. 8/2/2020 prepared clubhouse cleaning schedule for 2020 and placed on bulletin board in clubhouse. Please note we have two volunteers to date.
2. 8/2/2020 made separate file for FCHR 2020 State required forms and placed copies in separate FCHR file in front of unit files in the clubhouse.
Argus will keep originals and also scan.
3. Printed information sent from Denise for 1715 and 1735 update for owner information and filed in appropriate unit files in clubhouse. Also printed verification of age forms for 1735 and filed.
4. Emergency call from 1712 LS relating to water under sink in kitchen and in front of sliding glass door in master bedroom. I told the resident, Karen Leggon, to call a plumber of her choice pursuant to our Rules and Regulations and to keep the Board updated.
5. 8/4/2020: Sat in on interview with new buyer and our President John Rude relating to purchase of 1722 LS.

Villa Nova
Condominium Association, Inc.



**Financial
Statements**

FOR THE PERIOD ENDING
July 31, 2020

REPORTS INCLUDED:

BALANCE SHEET	1
ACCOUNTS RECEIVABLE SUMMARY	2
RESERVE TRANSACTION SUMMARY	3
MONTH BUDGET VS. MONTH INCOME/EXPENSE	4
YTD BUDGET VS. YTD INCOME/EXPENSE	5
2020 BUDGET VS. MONTHLY YTD INCOME/EXPENSE	6-7
RESERVE EXPENSE DETAIL BY ACCOUNT YTD	8
OPERATING TRANSACTION DETAIL BY ACCOUNT FOR THE MONTH	9-12

Prepared
by:



Board
Reviewed
8/19/2020
DM

Association Manager: Denise Majka
Email: Denise@ArgusVenice.com
Office: (941) 408-7413
Fax: (941) 408-7419
Website: www.ArgusVenice.com

**FINANCIAL
DIVISION**

Completed: August 05, 2020
~unaudited~

DATE: 8/19/20
TO: Villa Nova Board
FR: Robert Vodnoy, V-P
RE: Director's Report

C

Reserve Study Notes

Thanks to Anastasia from Expert Insurance Valuations for her continuing hard work on preparing the Reserve Study. Here are the main points I gleaned from conversations I had with her over the past week concerning the study which reflects our change requests:

1. These tables are now based on only funding the roofs, paint/stucco, and roads. The allocations are based on our recent experience with roof coating and approximations of the bids for paint/stucco and roads.
2. The replacement costs are figured in the study, but left unfunded, for now. The main take-away here is that we are obligated by law to maintain a reserve fund for roofs, paint, and roads. But, we should use the Reserve Fund as a collective savings account in order to be able to meet other replacement costs when they are needed without having to institute special assessments.
3. These figures do NOT include any special assessment. Look on page 2-11, and you'll see that this study indicates that owners are actually \$2982 behind to meet their obligations to the RS.
4. If you look on page 2-2, you'll see that we are below 90% funded until 2024. That's the level Anastasia recommends that we maintain.
5. If you look on page 2-3, you'll see that the blue line (funds collected) diverges from the yellow line (funded projects) in 2024. This means that at that point, we can start adding in the unfunded lines such as pool deck, gutters/downspouts, Juliet balconies, drain lining, roof tear-offs which will probably start to be needed around 2035, staircases, etc. We can phase them in, trying to keep the yellow and blue lines parallel.
6. Look at the Threshold Funding Model, page 2-5. This model uses pooled funding, as opposed to straight-line, which is what we use, now. Anastasia recommends that we switch to that model, to give us more flexibility. We need to research our documents to determine the steps needed to do this.
7. The original study included a 3% increase in fees annually to meet rising costs. This revision uses 2%, which is more in line with the actual annual inflation over the last 15 years, and more consistent with COLA adjustments.
8. If we can institute a special assessment for \$1500 that might close the gap between now and 2024.

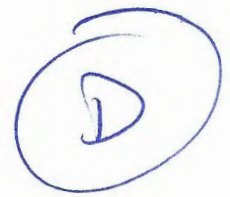
©

Recommendations

1. Review the revised study
2. Use it along with other information to build the 2021 budget
3. Implement a Special Assessment at the September Board meeting (announce this as an agenda item)
4. Begin work on the 2021 Budget starting no later than the October meeting
5. Review the Reserve Study no later that 2023.

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 # 1302

DATE 03/18/2020
DUE DATE 03/18/2020
TERMS Due on receipt

DESCRIPTION

*HANDRAILS
MATERIALS*

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Property Address Villa Nova Condo Assoc: Units: 1727 & 1733	1	0.00	0.00T
Services Labor. Originally: Arrive on property, measure and draw up accurate plans for 2 metal secondary handrails. travel to, after locating, a fabrication company that would build the handrails. Order them, as per approval prior to doing so. They are ready and have been for some time.	2	65.00	130.00T
Hand Rail, Custom Fabricated, Per Requirement. Custom Fabricated Mild Steel, Painted Gloss Black Hand Rail. 70" in length with 3 hangers for extra safety.	2	325.00	650.00T
IMPORTANT NOTE These handrails need to be paid for in order to maintain good standing with this fabricator. I promise you that we will need him in the future, so keeping in good relations is very important.	1	0.00	0.00T

Bruce Axtman LLC
5251 Pompano Road
Venice Fl 34293
941-302-3315
WWW.bruceaxtman.com

SUBTOTAL	780.00
TAX (7%)	54.60
TOTAL	834.60
BALANCE DUE	\$834.60

*# 7210
Dm/Bd.*

E

Southwest Pools, Builders & Service

7/30/2020

Villa Nova

Proposal For: Commercial Pool Service – 2 Days a week Monday- Friday

- Check and adjust water chemistry each visit
- Clean Skimmer and pump baskets
- Vacuum once a week
- Brush walls as needed
- Net debris out of pool as needed
- Scrub waterline tiles each visit
- Clean filters as needed to keep County required flow rates
- Service to include all chemicals necessary to maintain county required residual levels

Price: \$245.00

Repair and service calls \$90.00 per hour plus parts

Late fee: 1.5% monthly

Yearly the contract just renews an updated version can be provided if requested.

✓ 30 days' notice for termination of contract ✓

Thank You,
Barb Mahnken
Service Manager

Acceptance of Proposal

Board Declined Date: *8/19/2020*

CPC #1458422

512 Cypress Ave., Venice, FL 34285

Phone: (941) 484-2339 Fax: (941) 485-5540

www.southwestpools.net

A GRANDE CHOICE POOL & SPA, INC.

agrandechoice@gmail.com

(941) 483-6997

licensed and insured

SERVICE CONTRACT

A Grande Choice Pool & Spa, Inc. agrees to provide pool service on the swimming pool known a Villa Nova Condos. The terms and conditions are as follows:

_____ Commercial Pool service will be provided for **\$220 per month** and will include the following cleaning and chemical testing services:

- Weekly Monday and Friday scheduled pool service.
- Debris removal of the pool by means of vacuum/netting as needed with scheduled vacuum service one time weekly or as needed.
- Top skimming of pool as needed.
- Removal of debris from skim baskets, scum gutter and pump basket routinely Monday and Friday. Skimmer hand cleaned at each service. Handrails wiped with micro-fiber cloth at each service.
- Scrubbing of water line tile routinely Monday and Friday (hand scrubbing of water line tile as needed).
- Cleaning of the filtration system every four weeks routinely and as needed to maintain proper pool water sanitation and required flow rate per Sarasota County regulations.
- Weekly inspection of all safety equipment as required by Sarasota County.
- Complete chemical testing of chlorine, ph, alkalinity, stabilizer and calcium hardness at each service Monday and Friday .
- Complete recording of chemicals and flow rate on county sheet as required by Sarasota County. Complete recorded service rendered noted on the county sheet at each service date Monday and Friday.
- Draining of pool to proper skimming levels as needed.

F

****All service charges include all chemicals and tools necessary for the provision of the above services. Additional mechanical services will not be invoiced until services rendered are completed.**

(please initial the following contract aspects)

___ The ability of A Grande Choice Pool & Spa, Inc. to deliver service selected for this contract is contingent upon the client keeping the pool and all of its equipment in proper working order. If there are equipment failures, we will notify the client immediately. Repair services will be offered at a service call charge of \$105.00 per hour which includes up to one hour of labor and parts, materials and/or equipment is an additional charge upon arrival or a licensed/insured pool repair company agreed upon by the governing representatives of **Villa Nova Condos**. Parts, materials and/or equipment is an additional charge upon approval.

___ It is essential that our Pool Service Professionals have access to the pool and equipment. Pool covers, unfriendly dogs, locked gates and/or enclosure or extreme weather conditions prevent access.

___ **Be aware that we cannot service the pool when lightning is present. You may contact the office and we will attempt to reschedule. Chemical testing and chemical balance will still occur when lightning is present.**

___ If the pool is enclosed and there will not be anyone to provide access to the pool at the normal time and day of our visit, please make arrangements with our Service Professionals for another time that day, which will fit the schedule or have someone else available to provide access.

___ This is a twelve (12) month contract and will renew with approval of the governing representatives of **Villa Nova Condos** at the end of the twelve (12) month period. Billing invoices will be sent on the 20th day of the month and are payable by the 1st of the next month, unless otherwise agreed upon in advance.

___ In the event of a hurricane, floods or other acts of God, vandalism or pilferage, A Grande Choice Pool & Spa, Inc. assumes no liability with respect to the present or future condition of the commercial pool.

___ No price changes will be made by A Grande Choice Pool & Spa, Inc. without a minimum of one month's written notification and approval of the contracting association.

A Grande Choice Pool & Spa, Inc. reserves the right to withdraw services if customer satisfaction cannot be achieved with a thirty (30) day notice.

Please complete the information requested below.

Signature _____

Date _____

Starting Date _____

Villa Nova Condos

% Denise Majka, LCAM

Argus Management of Venice, Inc.

181 Center Road

Venice, FL. 34285

Mary Prettyman, Owner/Operator

Date: 8-18-2020

A Grande Choice Pool & Spa, Inc.

PLEASE NOTE: A GRANDE CHOICE POOL & SPA, INC. IS AVAILABLE FOR WEEKEND AND HOLIDAY CONTACT FOR SUCH ISSUES AS FECAL ACCIDENT AND NON-CIRCULATION OF EQUIPMENT. PLEASE FORWARD COMPANY PHONE 941-483-6997 TO A GOVERNING MEMBER IN CASE OF ANY SUCH OCCURRENCE.

*****CONTRACT FOR POOL SERVICE MAY BE CANCELLED BY THE GOVERNING REPRESENTATIVES OF Villa Nova Condos WITH A THIRTY (30) DAY WRITTEN NOTICE.***



RANSON PEST CONTROL

941-625-3417

PO Box 494587 • Port Charlotte, FL 33949
 ransonbrothers@gmail.com • mike@ransonbros.com
 www.ransonbros.com • Lic. #JB248310

G

RESIDENTIAL PEST CONTR SERVICE AGREEMENT

Date	Agreement
8-14	1267

CUSTOMER NAME John	SERVICE NAME
BILLING ADDRESS	SERVICE ADDRESS
CITY, STATE, ZIP	CITY, STATE, ZIP
PHONE ALT. PHONE	PHONE ALT. PHONE
EMAIL	EMAIL

This agreement is for an initial period of 12 months from the date of the first service and, unless cancelled by the purchaser, will automatically renew until cancelled.

BASIC COVERAGE - TREATMENT OR INSPECTION FOR

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> American Roaches | <input type="checkbox"/> Smokey Brown Roaches | <input type="checkbox"/> House Ants | <input type="checkbox"/> Millipedes |
| <input type="checkbox"/> Brown Banded Roaches | <input type="checkbox"/> Mice | <input type="checkbox"/> Centipedes | <input type="checkbox"/> House Crickets |
| <input type="checkbox"/> German Roaches | <input type="checkbox"/> Rats | <input type="checkbox"/> Solitary Wasps | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Oriental Roaches | <input type="checkbox"/> Silverfish | <input type="checkbox"/> Earwigs | |

EXPANDED COVERAGE

- | | | |
|---|--|--|
| <input type="checkbox"/> Carpenter Ants | <input type="checkbox"/> Indoor Tick Control | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Pharaoh Ants | <input type="checkbox"/> Indoor Flea Control | |
| <input type="checkbox"/> Exterior Ants | <input type="checkbox"/> Black Widow Spiders | |
| <input type="checkbox"/> Clothing Moths | <input type="checkbox"/> Brown Recluse Spiders | |

Please Call Me in regards to the bid I submitted on Tues Aug. 4th

SPECIAL INSTRUCTIONS

Children? Yes No Pets? Yes No

Ages: _____ Type: _____

Crawl Space Interior Access _____

Crawl Space Exterior Access _____

Back Yard Access _____

SERVICE FREQUENCY

- Monthly
- Quarterly
- Every Other Month

SERVICE / INSPECTION

Check One For Month	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Interior												
Exterior												

METHOD OF PAYMENT

- Remit to Service Tech.
- Pay From Work Order
- Cash Check
- Credit Card

NOTES:

Thank you Michael / Fleming

CASH VISA MC CC# _____

CHECK AMEX DIS EXP. _____ CVV _____

You, the Buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation for an explanation of this right. The Terms and Conditions on the reverse side, including the arbitration and guarantee, are part of this agreement. The initial service will occur within 30 days of the date of the contract and be completed as set forth herein.

I understand that this agreement is for an initial period of 12 months.

_____ PURCHASER	_____ DATE
_____ COMPANY REP. SIGNATURE	_____ DATE
_____ COMPANY REP. PRINT	_____ DATE

SERVICE CHARGE

Initial Service Charge	2399.89
Regular Service Charge	1800
SUB-TOTAL ANNUAL AMOUNT	
Sales Tax	
TOTAL ANNUAL AMOUNT	
Amount Remitted with Agreement	

Watertite Roofing Company LLC

INVOICE



DATE	8/14/2020
INVOICE #	3296

BILL TO:

Argus Property Management 181 Center Rd (Villa Nova Condos) Venice, Fl. 34285

REMIT TO:

Watertite Roofing
 Company LLC
 208 South Tamiami Tr.
 Nokomis, FL 34275

REP
SMB

DESCRIPTION	AMOUNT
Replace 2 shingles on unit 1709 and one shingle on unit 1738 at Villa Nova Condos	200.00
<i>Approved 8/19/2020 BCO.</i>	
Thank you for your business!	Balance Due \$200.0

Phone 483-4630 • Fax # 488-3140 • E-mail WATCOFL@AOL.C...