

VILLA NOVA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

SEPTEMBER 23, 2020
Wednesday – 4:30 PM
VIA: ZOOM MEETING

1. The Meeting was **called to order** at **4:35 pm** by the President, John Rude.
2. **Proof of Notice** properly posted according to the Florida State Statutes on **9.20.20** at **6 pm**.
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): 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 **August 19, 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:

Service Requests:

A landscape complaint was filed with the Board from a unit owner in the Northampton building. The lawn crew left plant debris in the stone beds around the building and trimming of the bushes was not satisfactory. *Twin Palms sent J. Rude pictures showing him that there were no problems.*

The crew came back out to correct the issues. The Board felt the crew was very responsive to the complaint. J. Rude made several attempts to reach out to the owner but was not able to make contact. E. Green called the unit owner about the complaint. It was noted that the Owner cleaned up some of the debris.

The Board's protocol in handling several requests or complaints will be to make contact with the unit owner to investigate the request or complaint. This will be done prior to calling out any service provider for any further action.

Email Communication: J. Rude requested that ALL email correspondence be professional in manner.

FPL: Permit is still open for repairs. We are getting more estimates – work should be completed by 10.22.20. FPL has been updated.

Action Pending

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

Treasurer: There was no report at this time. The Financials for the month of August 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:

Painting: No update at this time.

Buildings: Several fences are in need of repairs.

7. OLD BUSINESS:

a.) Update on Reserve Study: No update on the revised version of the study at this time.

b.) Suspension of Use & Voting Rights: Two unit Owners were sent certified letters to inform them that their voting rights & use rights have been suspended due to their accounts are delinquent past 90 days. We have not received the green card back from the mailing. Letters were also sent by regular mail delivery.

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

No response has been received from the previous unit owner's attorney regarding the funds being held in the escrow account. Brian Keisacker, attorney for Villa Nova is sending an email to follow up.

d.) Bat Exclusions: (1721 BC - White) (1731 BC – Rowland) (1737 BC - Miller) (1714 BC – Memec):

It was noted that about five areas were treated and nets placed on the exterior of the buildings. An Additional unit was treated at 1729 BC for Parsons. Excrement's of the rodents should be vacuumed and sealed up after the nets have been removed. *Unit 1721 BC showed no bat activity; however, service tech, Dan Bozone will need to come back out to unit 1721 BC for a follow visit when the residents are at home.* Estimated costs for the service will be \$750.00.

e.) Plumbing Project (pipe scoping bids): Several estimates have been obtained for this project.

Estimated costs range from about \$6000 to \$7500.00. Estimates came in from; SPT, PRS and Omni Eye. The estimate does not include pipe lining and can be completed in about 4 days.

A **motion** was made by R. Vodnoy that the Board approves the proposal submitted by PRS for the scope work at a cost of \$7000.00. The **motion** was **seconded** by P. Vlasis. There was no further discussion.

See attachment C. The **motion** was put to a vote:

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

Nay (0):

Motion Carried

Road Repairs: (Coating & Resurfacing Options): We currently have two quotes on file for the road resurface project. We will need one more quote for the record. Discussion was held on the road surface in the areas up to the carports. Discussion was held on the paving process. Hopefully this will last us 30 years. Quotes have been received from the following contractors;

Advanced Asphalt.....	\$80,000
Sarasota Paving.....	\$105,000
Anderson Asphalt.....	Pending

Action Pending

f.) Painting of Pool Deck: A **motion** was made by P. Vlasis that the Board authorizes the added expense not to exceed \$1000 for paint and caulking supply materials to complete the pool deck work and said expense shall be reimbursed back to J. Rude for said purchase. The **motion** was **seconded** by E. Green. Discussion noted that the added work will continue in October. 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. & b.) Insurance Property Appraisal for 2021: The insurance agent for Villa Nova has requested we have a property insurance appraisal completed for 2021. These are due every 36 months to be sure we are properly covered several questions were asked in the agent and he provided some good answers. We may want to increase crease the coverage or add a line item in the reserve accounts to cover any increases or raise the cost of the deductible. The cost for the appraisal in 2018 was about \$800.00.

c.) Wind Mit Report for 2021: According to the insurance agent for Villa Nova, we do not need New Wind Mit reports for 2021. New wind mits are only required when a roof has been totally removed and replaced.

d.) Fire Safety Equipment: Alliance Fire & Safety inspection will take place on 9.24.20 in the am. Argus will check when this was last done. This is a yearly inspection. *Dryer vents at the interior of the units need to be cleaned by the unit Owner and the exterior side of the vents shall be cleaned at the expense of the Association at least once a year.*

Action Pending

e.) Reimbursement to 1712 LD for Leak Detection Services: A **motion** was made by J. Rude that the Board approves the reimbursement of \$350.00 to the unit owner of 1712 Lakeside Drive for a plumbing leak bill as the leak was found in the unit stack. The **motion** was **seconded** by A. Shepherd. 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

f.) Special Assessment: This is work in progress. The Board is looking into repairing building stucco (as needed) and the painting of all buildings. *It was noted that carpeting will not be allowed on the Juliette balconies.* Painting Committee is looking at new colors for the buildings which will require a membership vote to approve the color/s. They are also looking road resurfacing or replacement within the next year. They will also be coating two more roofs

Project costs for stucco repairs	\$3,000 - \$5,000
<i>(repairs will cover about 3000 sq.ft. of stucco over wood areas, balconies and staircases)</i>	
Projected costs for Painting.....	\$68,000
Projected costs for 2 more Roof Coatings.....	\$18,000
Projected costs for Road Resurfacing.....	\$80,000 - \$100,000

Approximate cost for Pending Future Special Assessment may be \$1500 – \$2000 per unit.

Approximate Pending Payment Plan is due 90 days after the 30 day notice of when the Board levies the assessment per the association's documents. The Board has the authority to determine the payment plan.

Action Pending

9. Resident Owner Forum – Comments:

Irrigation heads need to be uncovered. Sprinkler heads need to be adjusted for proper spray direction.

Painting of the wooden fences needs to be done.

Community issues may be reported in the monthly newsletters.

Twin Palms lawn crew is out on site the first of every month.

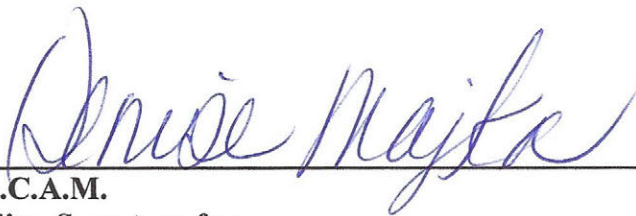
Asphalt driveway in front of carport can be tested with epoxy filler and testing site was offered by P. Vlasis for this unit. Product may be may be too expensive for the areas that need to be covered.

Volunteers are needed for Clubhouse Cleaning for Oct.-Nov. and Dec.

10. **Announcements: Next (ZOOM) Board Meeting** date is set for **October 7, 2020 at 4:30 pm** for the **2021 budget prep.**
E. Green is returning to VNC in January
R. Vodnoy is returning to VNC in October
11. **Adjournment:** With no further business to discuss, a **motion** was made by J. Rude to adjourn the meeting **6:04 pm.** The **motion** was **seconded** by E. Green.

Motion Carried

Submitted by:



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

Villa Nova Secretary, Anita Shepherd

w/Attachments: A - C

Approved on: 10/7/ 2020

Villa Nova
Condominium Association

Board Meeting

9.23.20

Attachments: A - C

VILLA NOVA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

A

SEPTEMBER 23, 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.	John Lude		
2.	Anita Shepherd		Clubhse Vol to Board
3.	Karen Ferguson		NONE
4.	Clyde Stang		Irrigation
5.	Jim & Carol White		NONE
6.	Robert Rodney		
7.	Peter Vassiz		Asphalt Repairs
8.	Jill Casavella		
9.	Jean Pearson		
10.			
11.			
12.			

B

Denise

From: Anita Shepherd <shep62839@gmail.com>
Sent: Sunday, October 4, 2020 5:38 PM
To: Denise
Subject: Secretary Activities for September, 2020

October 4, 2020

TO: Villa Nova Board
FROM: Anita Shepherd, Secretary
RE: Officer report of activities for September, 2020

1. September 23, 2020: Met with Spencer from Venice Electric at clubhouse who said our problem this time was a new one. He said the problems we have been having with cable was corrosion of the aluminum cable and that we had choice of repairing again or replacing with copper cable which is a better product. His recommendation was to replace with the copper cable. He told me he would send in-depth report of his findings to Argus.
2. September 23, 2020 at 5 P.M. Sat in on interview at clubhouse with our President, John Rude, and tenant for 1715 Bonitas Circle and she was approved. New tenant will be signing rental lease with owner for one year effective October 1, 2020.

(C)

Pipe Restoration Solutions, Inc.
(WE HAVE MOVED)
128 Sarasota Center Blvd.
Sarasota, FL 34240 US
(941) 544-3090
www.prspipe.com



Estimate

ADDRESS

Villa Nova Condo
181 Center Rd
Venice, FL 34285

SHIP TO

Villa Nova Condo
1697 Northhampton St
Denise 941-408-7256
Venice, FL 34293

ESTIMATE # 2882

DATE 08/26/2020

ACCOUNT MANAGER

Deanna Pietsch

DATE	DESCRIPTION	RATE
	Camera Work Pipe Restoration Solutions proposes to perform camera and trace work of the vertical stack pipes and the main drainage lines to the cleanout as directed by the customer to inspect and locate any problems at the above location. Villa Nova has 16 buildings and a club house with roughly 99 stacks, PRS estimates 4 to 5 days to complete a thorough inspection. Day rate - \$1,750 Half Day rate - \$1,250	1,750.00

We will provide you a link to your video of the work performed and a full report marking the lines accordingly, and provide you the information needed to solve your piping problems. We investigate problems as an outside third party to provide you with factual information for you to decide your next step.

If Villa Nova moves forward with a sewer project with-in the year 2021, 50% of the inspection fee can be used towards the final project.

Please contact our office if you have any further questions or would like to schedule an appointment.

TERMS: 20% upon signing, balanced due at completion of service /Proposal is valid for (30) days.

Thank you again for the opportunity to serve your needs.

Deanna Mixon-Pietsch
Pipe Restoration Solutions.
#CGC 1517755 / #CFC 1429221

TOTAL **\$7,000.00**

Accepted By

Accepted Date

M. Hill
VNC BO. PRESIDENT
JOHN RUOE

9-24-20

APPROVED