

**VILLA NOVA CONDOMINIUM ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
BUDGET PREP
OCTOBER 7, 2020
Wednesday – 4:30 PM
VIA: ZOOM MEETING**

1. The Meeting was **called to order** at **4:30 pm** by the Vice President, Robert Vodnoy.

2. **Proof of Notice** properly posted according to the Florida State Statutes on **10.5.20**.

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: (1): Bill Gombos

4. **Approval of Previous Minutes:** A **motion** was made by E. Green and **motion seconded** by A. Shepherd that the Board waives the reading of the **9.23.2020** minutes and accepts them as amended. No discussion. The **motion** was put to a vote:

Yea (4): R. Vodnoy, E. Green, A. Shepherd and P. Vlasis

Nay (0):

Motion Carried

John Rude present at 4:37 pm.

5. PURPOSE OF THE MEETING

Prepare the Operating Line Items for 2021:

GROUNDS

Item 7112 to be consolidated with 7110 for Grounds.....	no increase
Item 7113.....	Trees, etc.....same
Item 7115.....	Lawn & Ground Suppliessame
Item 7149.....	Irrigation.....delete/part of contract
Item 7150.....	Irrigation Suppliesdecreased by \$500

BUILDING MAINTENANCE

Item 7210	Repairs & Maintenance.....decreased by \$370
Item 7220.....	Pest Control.....decreased by \$2700
	(to be evaluated for another service provider)

SWIMMING POOL

Item 7310.....	Pool Service.....decreased by \$60
Item 7320.....	Pool Supplies & Repairs.....same

UTILITIES

Item 7510.....	Water/Sewer.....same
Item 7520	Electric.....same
Item 7530.....	Cable TV.....same

ADMINISTRATION

- Item 7810Property Insurance.....increased by \$15269
(to be re-evaluated in near future for better rates
and increase the deductibles for lower rates) 14.3%
- Item 7820.....Legal/Professional..... increased by \$603
- Item 7825.....Accounting Services (compilation) decreased by \$1150
- Item 7830.....Division Fees.....same
- Item 7835..... State Filing Fees..... same
- Item 7836 Licenses & Fees.....same
- Item 7840 Income Tax.....same
- Item 7870.....Management Fee.....increased by \$336
- Item 7880 Office Supplies-Postage, etc.....decreased by \$276
- Item 7885.....Annual Fire Inspection..... same

Prepare the Reserve Line Items for 2021:

- Item 3610.....Paint funds to paint buildings in 2021 cap off at 0
+ extra by special assessment
- Item 3630..... Roads.....funds to repave roads in 2021 + extra by special
assessment
- Item 3640 Plumbingfunds for major scoping & repairs
- Item 3650Roofs..... goal for funds to service 2 -3 roofs per year
- Item 3660.....Deferred Maintenance.....can be used for insurance deductibles
- Item 3670Legal/Document Changes..... revisions & amendment changes to documents
- Item 3880Pool.....reduce est.life 3 to 5 yrs.-reduce replac.cost to \$12,000
- Item 3590Interest none at the end of 2020

b.) Approve the Proposed Budget for Mail out to the Membership for Vote:

A motion was made by P. Vlasis that the Board approves the Proposed 2021 Budget for mail out to the membership with a 30 day notice and review period and said budget shall be voted on November 11, 2020 by the membership. The motion was **seconded** by R. Vodnoy. 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

6. OLD BUSINESS:

- a.) Board needs special assessment procedures by Friday -10.9.2020
J. Rude departed meeting at 5:30 pm for another commitment.

7. NEW BUSINESS:

- a.) **Legal Issue – A “resolution draft “may be required in order to conduct a membership meeting via zoom or other means of holding a virtual communication in the future as it relates to the Villa Nova documents. Is it required? Is the Resolution voted on by the Board or Membership?**

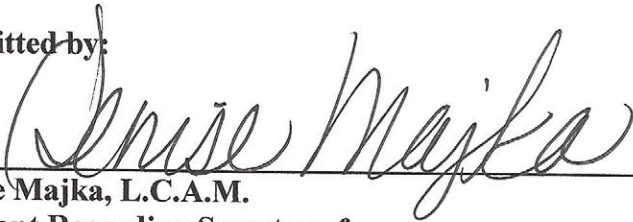
General Consensus of the Board (Vodnoy, Green, Shepherd and Vlasis) Agreed to have legal counsel investigate this matter for a response.

8. Resident Owner Forum – Comments: None

9. **Announcements:** Next (ZOOM) Board Meeting date is set for **October 17, 2020 (Saturday) 2:00 pm** for the Board Meeting on Special Assessments.
10. **Adjournment:** With no further business to discuss, a **motion** was made by R. Vodnoy to adjourn the meeting **5:55 pm**. The **motion** was seconded by P. Vlasis.

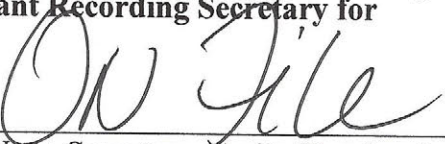
Motion Carried

Submitted by:



Denise Majka, L.C.A.M.

Assistant Recording Secretary for



Villa Nova Secretary, Anita Shepherd

w/Attachments: Preliminary Budget 2021

Approved on: 10/17/2020