

VILLA NOVA CONDOMINIUMS
A SPECIAL MEETING OF THE BOARD OF DIRECTORS
SPECIAL ASSESSMENT
for PAINTING AND ROADS

Date of Meeting: November 21, 2020
(Saturday)
Time of Meeting: 2:00 pm
Place: Villa Nova Clubhouse via ZOOM

1. The Meeting was **called to order at 1:33 pm** by the President, John Rude.
2. **Proof of Notice** properly posted according to the Florida State Statutes on 10.21.2020 and 11.11.2020.

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: 12 via Zoom at the Clubhouse

4. **Approval of Previous Minutes (10.17.20):** Tabled for December Meeting.

5. Purpose of the Meeting: LEVY A SPECIAL ASSESSMENT:

a.) The Board will discuss projects needed for a Special Assessment for the **Painting of Buildings in 2021:** Assessment is due to come because of low funding. The buildings are beyond patch and paint. We have had numerous cracks and water leaks especially around the balconies.

Road Repairs in 2021: Assessment is due to come because of low funding. The roads are beyond patching cracks and potholes. We have had numerous miscellaneous repairs over the years, especially at the intersections, road edges, sink holes and drainage issues.

b.) Resident Forum for Q & A Sessions:

The special assessment shall be due by March 1, 2021 as outlined in the special assessment package. Any owners defaulting in the payments will be sent to the attorney for collection or have a lien filed against the unit owner.

For Owner's who may fall into a default state in their non-payment, the burden of the remaining costs shall be shared by all other unit owns in the community.

There has been no determination at this time as to what building will be painted first.

There has been no determination at this time as to what color the buildings will be painted. A paint color change may require a membership vote to make the material alteration to the buildings.

c.) Board Vote On Special Assessment:

A **motion** was made by P. Vlasis that the Board assess each unit owner in the amount of **One Thousand Seven Hundred Fifty Dollars (\$1750)** and such **special assessments** will be utilized to repair & paint all the buildings and renovate the roads for new asphalt and markings. The **motion** was **seconded** by E. Green. Discussion noted that funds shall be collected before the projects start. The **motion** was put to a vote:

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

Nay (0):

Motion Carried

A **motion** was made by R. Vodnoy that the **Special Assessment** be **payable to Villa Nova Condo Association** and be paid by means of the coupon books, auto pay or single statement with the dates and amounts so duly noted for January (\$584) February (\$583) and March (\$583). The **motion** was **seconded** by J. Rude. Discussion noted that payments can be made in full and was recommended that those individual statements are mailed out due to cost factors.

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

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

Nay (0):

Motion Carried

7. Announcements: Annual Membership Meeting is set for February 17, 2021 at 7:30 pm via Zoom. First Notice mail out: 12.18.20 and Second Notice mail out: 1.18.21

8. Adjournment: A **motion** was made by E. Green to adjourn the meeting at **2:30 pm**. The **motion** was **seconded** by P. Vlasis.

Motion Carried

Submitted by:



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



For the Villa Nova Secretary:
Anita Shepherd

APPROVED ON: 12/9/ 2020