

VILLA NOVA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

DECEMBER 9, 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 **12.6.2020** at **3 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: (9):

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 October 17, 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

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 November 21, 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: There was no report at this time. Comments shall be deferred tot 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 November 2020 were distributed for the review process. We are keeping within the budget at this time. A copy has been posted in the clubhouse and on the website.

Secretary: Please see attached report.

Director: There was no report at this time.

6. **COMMITTEE REPORTS:** No reports at this time.

7. **OLD BUSINESS:**

a.) **Painting (trim color):** Discussion was held regarding the selection of paint colors for the buildings and trim. General Consensus of the Board Agreed, per the recommendation of the paint committee, that the attached color pallet be sent to the members for a vote in February. This will require an Affirmative vote of 75% of all members (38 yes votes) for the material change. The voting proxy shall be prepared by the attorney.

b.) **Roofing Contract (next set of bldgs.):** Discussion was held regarding the effort to get one roof coated this year. We may be able to do 2 more in June or July. A **motion** was made by J. Rude that the Board contract with **All Surface Roofing** for one more roof at this time. The **motion** was **seconded** E. Green. Discussion noted that a priority list of the roofs is available per R. Vodnoy. The **motion** was put to a vote:
Yea (4): J. Rude, R. Vodnoy, E. Green, A. Shepherd and P. Vlasis
Nay (0):

Motion Carried

c.) **Water Intrusion – 1722 Lakeside Dr. – (review unit invoice repairs):** Discussion was held regarding the pre-approved work for the inside of the unit. We may need more exterior work for stucco sealing. The original bill was for about \$5000. This has been reduced to \$1800 as related to costs only for drywall and taping (no texturing) to be paid on the part of the association.

d.) **Pool Brigade:** The Board will be trying another approach to the opening and closing of the pool cover. R. Vodnoy will take the AM shift and J. Rude will take the PM shift. Chemicals have to be checked daily. Pete Driscoll, Jim and Carol White offered to help..

e.) **Pipe Repair in Building 11:** R. Vodnoy gave a report on the conditions found in unit 1732 LD. This may be having an effect on the insect problems in the upper unit 1733 BC. We are also looking into getting more estimates for pipe lining for pipe restoration and scoping.

f.) **Insect Problem in unit 1733 Bonitas Circle:** Several pest control companies were out to evaluate the insect problem in the unit and we were given conflicting information. Several holes were noted in the owner's unit screens and some frames were bent creating slight gaps. Discussion was held on the variety of costs related to replacing screens and frames. ACE Hardware may offer the best pricing.

g.) **Pest Control Contract:** The Board is looking into getting new estimates for pest control service provider. Hoskins and Orkin have been contacted. We need a few more and all contracts will be reviewed at one time.

h.) **Pool Furniture:** The pool deck has been completed. Carol Gold will be taking pictures of the complex an effort to help sell at Villa Nova. A **motion** was made by J. Rude that the Board purchase new pool furniture that is commercial grade at a cost not to exceed \$1800 and said funds shall be expensed from #7210 for building maintenance. The **motion** was **seconded** by R. Vodnoy. Discussion noted that no pool umbrellas are needed at this time.

Some purchased at Lowe's last year. 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

8. NEW BUSINESS

- a.) **Gutters** - The gutter system on all the buildings should be inspected and cleaned at least once a year. This could be done at the same time for the yearly roof inspections.
- b.) **FPL Repairs** - The final FPL repairs are set for December 20, 2020. Bob's Electric will finish up the ground work after FPL is done.
- c.) **Members Meeting** – A **motion** was made by R. Vodnoy and **motion seconded** by J. Rude that the Board will conduct the 2021 Annual Meeting via ZOOM due to Covid-19 Pandemic. Discussion noted that the membership will follow CDC Guidelines at the clubhouse and attendance is limited to one person per unit. The **motion** was due to a vote:
Yea (5): J. Rude, R. Vodnoy, E. Green, A. Shepherd and P. Vlasis
Nay (0):

Motion Carried

9. Resident Owner Forum – Comments:

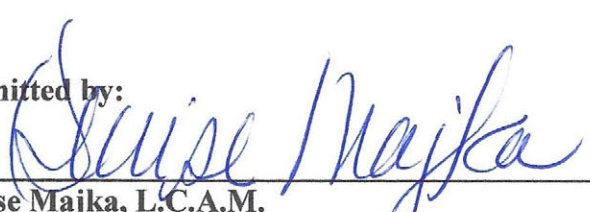
Discussion was held on the topic of more animals that are being allowed at Villa Nova. No action can be taken against a prospective buyer if they have the proper paperwork to support the need for ESA animal, etc.

10. Announcements: Next (ZOOM) Board Meeting date is set for **January 20, 2021 at 4:30 pm.**


11. Adjournment: With no further business to discuss, a **motion** was made by J. Rude to adjourn the meeting at **5:45 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:

Approved on: 1/20/2021

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[Venice, FL. 34285](#)

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From: Anita Shepherd [mailto:shep62839@gmail.com]

Sent: Saturday, November 21, 2020 11:01 AM

To: Denise

Subject: Secretary activities 10/8/2020 through 11/21/2020

TO: Board of Directors Villa Nova HOA

FROM: Anita Shepherd, Secretary Villa Nova HOA

RE: Secretary activities 10/8/2020 through 11/21/2020

1. Responded to call relating to water damage at [1715 Bonitas Circle](#).
2. Responded to call relating to crack in floor of lanai at [1729 Bonitas Circle](#).
3. Checked unit file in clubhouse at request of [1722 Bonitas Circle](#) for information pertaining to carport repair/replacement.
4. Responded to request for keys as unit owner locked out.
5. Responded to request to replace unit key since owner changed lock.
6. Worked with Argus front desk to update our directory on web site.
7. Responded to several telephone calls from owner of unit 1693 Northampton concerning sale of unit.
8. Responded to telephone call from owner of [1727 Bonitas Circle](#) relating to pest problem.

It should be noted that both President and Vice President of Villa Nova followed up extensively with the various calls I received; therefore, this activity was team effort and I would like to thank them for all they do voluntarily.



Accent SW 9109 Natural Linen	Body SW 9109 Natural Linen	Fence SW 9111 Antler Velvet	Pop-Outs SW 9111 Antler Velvet
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