

**VILLA NOVA CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING**

**January 20, 2021  
Wednesday – 4:30 PM  
VIA: ZOOM MEETING**

1. The Meeting was **called to order** at **4:30 pm** by the President, John Rude.
2. **Proof of Notice** properly posted according to the Florida State Statutes on **1.17.2021** 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 .....	absent
Assistant Recording Secretary_____	Denise Majka (Mgmt. Rep).....	present

**Members in Attendance: (5):** C. Stary, J. Metzger, J. & C. White and B. Gombos

4. **Approval of Previous Minutes:** A **motion** was made by P. Vlasis and **motion seconded** by E.Green that the Board waives the reading of the **December 9, 2020** minutes and accepts them as amended on page 2 regarding pool furniture quantities. The **motion** was put to a vote:  
**Yea (5): J. Rude, R. Vodnoy, E. Green and A. Shepherd and P. Vlasis**  
**Nay (0):**

**Motion Carried**

5. **OFFICER REPORTS:**

**President: Communications and Management:** The Board requested meeting minutes and financial statements last one week before the next board meeting or the meeting may be postponed.

**Vice President:** Comments shall be deferred to the agenda items and walk around report.

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

**Secretary:** Anita Shepherd announced that she will not be seeking another term on the 2021 Board.

**Director:** No report at this time.

**SPECIAL ASSESSMENT UPDATE:** About 40% of the members have paid into the special assessment. We have collected about \$37,900.00 so far.

6. **COMMITTEE REPORTS:** No report at this time. Need volunteers to review and update the House Rules.

**7. OLD BUSINESS:**

**a.) PAINTING PROJECT - STUCCO:** Color specs for the contract are ready to be sent to the Board for a vote before mail out to the membership. Windows will be priced out at \$25 per Window. everything will be painted at the same time.....if not, the colors may not match.

**ROOFING:** All surface Roofing is going out of the roof coating business.

**b.) PEST CONTROL CONTRACT:** The Board is seeking 3 proposals for new pest control service.  
**Action Pending.**

**c.) BAT MITIGATION PROPOSAL:** Proposal is to be re-sent and re-reviewed. **Action Pending.**  
Follow up service request was made by Lofboom at 1725 BC for a unit inspection.

**d.) ELECTRICAL & GROUND REPAIRS:** It was noted that the Board was not satisfied with the work performed by Bob's Electric when fixing requirements made by FPL. The ground work was not fixed properly the first time. Bob's Electric shall be excluded from the vendor list. Attempts shall be made to back charge Bob's Electric to acct. #7310 for irrigation repairs that were need to be made after their work was done. We need to add additional ground repair work for both sides of the clubhouse. This will be referred to RBM for revisions of the proposal #1031 to be included with the sidewalk grinding.

**8. NEW BUSINESS:**

**a.) Ratify 2021 Pool Contract:**

A **motion** was made by J. Rude that the Board approves the 2021 renewal contract for A Grande Choice Pool & Spa service contract. The **motion** was **seconded** by P. Vlasis. Discussion noted that they are a good service provider. The **motion** was put to a vote:

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

**Nay (0):**

**Motion Carried**

**b.) Service Vendor List for 2021:** A **motion** was made by J. Rude that the Board approves the 2021 Vendor

List for Board use. The **motion** was **seconded** by P. Vlasis. Discussion noted that is acceptable to post vendor business cards on the clubhouse bulletin board. The **motion** was put to a vote:

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

**Nay (0):**

**Motion Carried**

**c.) January Walk Around Report: next w/a: Feb. 15<sup>th</sup> – 3 pm**

**d.) Nuisance Complaints:**

**876 SB - (dog issue)** – This was addressed by the Board with the unit owner on several occasions.

**1734 LD** – (noise from upper unit) – this was addressed by the Board with the unit owner/tenant upstairs and owner down. The tenant upstairs has made every attempt to keep noise levels at a minimum. This seems to be an ongoing complaint filed by the downstairs unit resident.

**9. Resident Owner Forum – Comments:** Discussion was held on the issue of dogs biting individuals and where does the liability fall? Owners of the animals are responsible for controlling their animals on a leash at all times.

The Association needs a maintenance person or handyman.

**10. Announcements: Next (ZOOM) Meeting is the Annual Members Meeting and is set for February 17, 2021 at 7:30 pm.**

The Board may hold a **Special Board Meeting** prior to the Annual Meeting to address some pending business.

**11. Adjournment:** With no further business to discuss, a **motion** was made by J. Rude to adjourn the meeting at **6:24 pm**. The **motion** was **seconded** by E. Green.

**Motion Carried**

**Submitted by:**

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

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**Villa Nova Secretary, Anita Shepherd**

**w/Attachments:**

**Approved on: \_\_\_\_\_ 2021**