

Villa Nova Condominium Association, Inc.

- A Not-for-Profit Organization -

Board of Directors Meeting

Wednesday, March 17, 2021

Via Zoom and Zoom at the Clubhouse at 1711 Bonitas Circle, Venice, FL 34293

With proof of notice properly posted and a quorum being present, John Rude, called the meeting to order at 4:31 p.m. via Zoom and Zoom at the Association Clubhouse located at 1711 Bonitas Circle, Venice, FL 34293.

Present: John Rude, President; Robert Vodnoy, Vice President; Everette Green, Treasurer; Carole Gold, Secretary; Pyotr Sheyner, Director; and Bradley Dawson from Argus Management of Venice

Owners: Harry Caravello, Peter Vlasis, Anita Shepherd, Cathy Sarabia, William Gombos, Susan Keen, Kayla Vodnoy, Jean Pearson, Jim White

Minutes: The Board of Directors Meeting Minutes dated 2/10/2021 were read and Robert Vodnoy made Motion to approve the minutes as presented and it was seconded by Pyotr Sheyner. The Motion was put to a vote:

John Rude – Aye; Robert Vodnoy – Aye; Everette Green – Aye; Carole Gold – Aye; Pyotr Sheyner – Aye; – Motion passed

Officer Reports:

President: John Rude reported:

- Financials are still being produced more slowly than expected.

Vice President: Robert Vodnoy reported:

- No report at this time.

Treasurer: Everette Green reported:

- Reported on the period ending on 3/15/2021.
- 90% of money has been collected for the Special Assessment 79335\$, some are still in arrears. As of April 1, 2021, all special assessment monies are owed.
- John Rude stated that if owners have not paid the Special Assessment by April 1, 2021, accounts that are in arrears for the Special Assessment payment will be sent to the attorney for collections. Late fees, interest, and attorney fees will also be collected in addition to the Special Assessment dues. After 90 days, and still no payment, privileges will be revoked until the Special Assessment is paid. Robert Vodnoy stated that American at 1720 Lakeside is still on the collection sheet, but they do not owe any special assessment. Has current owner been billed for the Special Assessment? Bradley will follow up.
- Need to reach out to the owners that have not paid anything at all as soon as possible.

Secretary: Carole Gold reported:

- No report at this time.

Director: Pyotr Sheyner reported:

- No report at this time.

Old Business:

- Pest Control Contract: The current company isn't performing as expected. Received 2 proposals; one from Kinder Safe and one from Orkin. Kinder only comes every other month and only sprays the interior as requested. Orkin has a much more attractive proposal. Robert Vodnoy made Motion to accept the Orkin proposal and terminate the Naturzone contract to end on May 1, 2021 and was seconded by Carole Gold. The Motion was put to a vote:  
John Rude – Aye; Robert Vodnoy – Aye; Everette Green – Aye; Carole Gold – Aye; Pyotr Sheyner – Aye; – Motion passed
- Roofer: John Rude stated that he is in the process of rebidding roofs as the current contractor is no longer in business.
- Electrical and Ground repairs: Best Electric was contacted and was specifically requested to obsolete electrical boxes to be removed before the painting project begins. DRM Electrical also requested a proposal
- Paint project updates: Two proposals were received. One from Tuff Mudders and one from Bryant Stucco. Robert Vodnoy spoke to Shawn at Bryant and negotiated a lower price. The Bryant Stucco proposal was accepted and work has already begun on Building 12. Bryant Stucco discovered that on the Juliet balconies there is extensive rot and decay. Bryant Stucco will only continue on the other buildings if all stucco is replaced. John stated that the current work is very good but he need to ask Tuff Mudder to rebid the project. DB Enterprises could also be contacted for a bid as well.
- Road Updates: Had multiple bids for roads. No contract has been signed as of yet. Need to step back and re-evaluate the bids for a decision at the next meeting.

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New Business:

- Bat eradication at 1725 Bonitas Circle: Friends of Bats guano cleaning proposal was received at a cost of \$689. Robert Vodnoy stated that the next contract should include inspection, re-inspection before warranty expires, and include guano clean up. With that said, John Rude made Motion to accept the Friends of Bats proposal for 1725 Bonitas Circle and was seconded by Robert Vodnoy. The Motion was put to a vote:  
John Rude – Aye; Robert Vodnoy – Aye; Everette Green – Aye; Carole Gold – Aye; Pyotr Sheyner – Aye; – Motion passed
- Maintenance contract with Reliance Building Maintenance: Chris from Reliance sent a contract for once a week cleaning of the clubhouse and for 4 hours a week fixing little things that are going wrong in the Association at a cost of \$433 per month. Robert Vodnoy stated that the most recent experiences with Reliance on completion of small tasks in the community have been good and the prices have been very reasonable. Their completion times have been met, the company has been flexible, and cooperative. John Rude will check with Reliance and will renegotiate contract to include a 30 day termination clause. Need to clarify with Reliance what is included in contract and what is chargeable project. Signing of contract tabled for approval at the next Board Meeting.
- Security system: John Rude would like to see wifi put in the clubhouse so that cameras could possibly be installed around the clubhouse. This would be just basic wifi and the Board could shop out a security system to include access from phone. This suggestion is due to the recent issues the clubhouse has experienced.
- Landscaping plan for corners: Twin Palms submitted a proposal for the areas where dump trucks are driving over the turf on Bonitas and Lakeside and it is destroying the corner. This proposal included the installation of 2' landscape boulders with white rocks at a cost of \$3400. Tabled for the next meeting.

Resident owner forum - comments:

- Owner asked to know when the letters were sent out for special assessments that are currently due.
- Jim White asked if the owners were responsible for painting steps. John Rude stated that owners stated that they were just painted and may just need to be pressure washed.
- Owner stated that there is still a problem with people using the pool that do not belong to Villa Nova. John Rude stated that the Board was thinking about possibly changing house rules to be more specific regarding who is allowed to use the pool.
- Owner stated that the irrigation heads are not being maintained. Bradley will follow up with Twin Palms.
- Owner complained that the clubhouse door has been unlocked in the evenings. Can anything be done to ensure the door stays locked?
- Cathy Sarabia also stated that the lock on the clubhouse has only had the deadbolt lock locked and not the door lock. John Rude said as long as one of the two locks are locked, that's what matters.

Announcements:

- The next Board meeting will take place via Zoom and Zoom at the Clubhouse on April 21, 2021 at 4:30 p.m.

With no further business to come before the Board, John Rude made Motion to adjourn the meeting at 5:34 p.m. and was seconded by Everette Green. The Motion was put to a vote:

John Rude – Aye; Robert Vodnoy – Aye; Everette Green – Aye; Carole Gold – Aye; Pyotr Sheyner – Aye; – Motion passed

Respectfully submitted,

*Bradley Dawson*

Bradley Dawson,  
Association Manager for  
Villa Nova Condominium Association, Inc.  
Argus Management of Venice, Inc.