

Villa Nova Condominium Association, Inc.
- A Not-for-Profit Organization -
Board of Directors Meeting
Wednesday, April 21, 2021, at 4:30 p.m.
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 4:30 p.m. via Zoom and in person 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 via Zoom: Harry Caravello, Pete Vlasits, Anita Shepherd, William Gombos, Cathy Sarabia, Jean Pearson

Minutes: The Board of Directors Meeting Minutes dated 3/17/2021 were read and Robert Vodnoy made Motion to approve the minutes as presented and it was seconded by Everette Green. No corrections were requested. 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:

- No report at this time.

Vice President: Robert Vodnoy reported:

- Been a busy month. Met with Chris and Travis from RBM to get them going. They will be onsite 1 or 2 days a week for a total of 4 hours a week. They will be doing some of the fence prep work.
- Met with Everette, Bradley, and Best Electric to go over the various issues in the community.
- The stucco work has turned into quite the project.

Treasurer: Everette Green reported:

- Reported on the period ending on 3/31/2021.
- As of yesterday, one of the delinquent owners has sent their last payment in and are in talks with the last owner that owes their last installment.

Secretary: Carole Gold reported:

- A "Thank you" letter will be sent from the Board of Directors to Debra and Richard Lofboom for all of their volunteer work that did while they were in the community. They have returned to their home up north for the season. Board to send a thank you letter to owners.

Director: Pyotr Sheyner reported:

- No report at this time.

Old Business:

- Updates on stucco, paint, and roads: John Rude stated that Bryant Stucco continues to work, though it has been slightly delayed due to weather. Expect to take 3 days per 2 story building. After that's done, they will do cracks in stairwells. Paint contract was signed and should start in June. Asphalt should start towards the end of May.
- Security system for clubhouse / cost of internet for the clubhouse: John Rude asked if there was any progress on getting a Comcast proposal for internet in clubhouse. Bradley stated that Comcast hasn't sent out rep to determine cost or availability yet. If internet can be installed, cameras can be installed to help cover the Association in the event of a Liability claim.

New Business:

- Termite contract with Orkin: Building 3 has verified termites. The Board received a proposal from Orkin to treat the termites in the amounts of \$2599 and \$3200 to treat the entire building. \$2599 covers a liquid treatment and the \$3200 covers a fumigation treatment. Both come with a 5-year warranty. Carole Gold made Motion to approve the contract in the amount of \$2599 and 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
- Electrical repairs: The Best Electric proposal came in really high at approximately \$5400. Definitely need a few more bids. Have Best Electric rebid their proposal to only do the repair of light and installation of conduit under asphalt.
- House numbers: Need to come up with new house numbers once the buildings are painted. RBM can arrange to have someone do it but a sample of what it would look like is needed. Letters will need to be about 5 inches in height and approximately 800 numbers will have to be replaced. John Rude will get quotes from RBM.
- Maintenance schedule for RBM: John Rude stated that the Board needed to come up with a better, more consistent maintenance schedule to identify what should be done each visit, once a week, once a month, and once a quarter. John is currently working on a list.

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- Rules committee: There are gray areas in the rules that need to be addressed. Some examples are plants, bikes, pool usage rules, and grills. The Board would like to have three volunteers along with two Board members on this committee before the next meeting in May.
- Add grills in selected areas for ease of use: The Board is considering the possibility of adding additional grills in the community. Nothing is set in stone at this time.

Resident owner forum - comments:

- Anita Shepherd stated that 1 story building a few years ago and follow up inspection was supposed to be done. Was it? Are roofs being inspected each year? John stated that he would look into it.
- Owner asked what RBM was licensed to do. John stated that RBM was licensed to do general contracting, plumbing, electrical and everything in between.

Announcements:

- The next Board meeting will take place via Zoom and Zoom at the Clubhouse on May 19, 2021, at 4:30 p.m.

With no further business to come before the Board, Robert Vodnoy made Motion to adjourn the meeting at 5:28 p.m. 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

Respectfully submitted,

Bradley Dawson

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