

Villa Nova Condominium Association, Inc.
- A Not-for-Profit Organization -
Board of Directors Meeting
Wednesday, May 19, 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 4:35 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 Melissa Moritz from Argus Management of Venice

Owners via Zoom: Pete Vlasis, Anita Shepherd, William Gombos, Cathy Sarabia, Kayla Vodnoy & Jim & Carol White.

Minutes: The Board of Directors Meeting Minutes dated 4/21/2021 were not read and John Rude made Motion to approve the minutes as presented and it was seconded by Carol Gold. 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:

- The asphalt job is completed with the exception of cleanup. The parking bumpers will be repainted. Owners are asked not to turn the wheels of their vehicles when the vehicle is at a standstill until the asphalt has cured.
- The new irrigation pump has been installed.
- Orkin has been postponed until next week.
- Jim White is going to take over the pool duties.

Treasurer: Everette Green reported:

- No report at this time.

Secretary: Carole Gold reported:

- A unit is going on the market Friday. It is felt that buildings 8 & 11 are good pictures for sales.

Director: Pyotr Sheyner reported:

- No report at this time.

Old Business:

New Business:

- Update on stucco: The work is completed. Robert Vodnoy made Motion to approve the cost of \$1,985 for the stucco repairs and it was seconded by John Rude. A lamp was thrown away by an owner. A letter will be sent to the owner. A couple of screens were torn by the stucco company.
- Bids for Roofing: Bids for roofing are being obtained.
- Schedule Walk Around before Paint: A walk around will be scheduled with Red Door to go over the project. 13, 14, 15 will be completed first. The project should begin June 1st. Owners will need to remove items from the walls and remove screens.
- Electrical repairs: Reliance is doing inspections of roof vents. The fence has been repaired. Dead electrical boxes will be removed.
- 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 Must be Filled out: John Rude has been receiving maintenance requests. Maintenance request forms must be filled out in writing.
- Roads: Owners may notice sand on the new roads. The sand is there to protect the asphalt until it cures. Owners were told not to blow or wash the sand away. John Rude spoke to Waste Management about trash pickup. Bonitas and North Hampton can set their trash out Lakeside or Shamrock. The car stops will be removed and repainted. The striping will be completed in a couple of weeks.
- Introduce Sunstate Management Company: Sean Noonan with Sunstate Management was introduced as the new manager and management company for the Association starting June 1st.
- Termite Inspection for all Buildings: The termites in building 3 have been addressed. Orkin will be contacted about inspections for the other buildings.
- Electrical Work for Lamp Post on Bonitas Circle: The transformer boxes have a lot of oil stains and my need to be replaced.
- Progress on Fence Repair: The small fences are completed. One perimeter fence is still in need of repair.

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- Insurance Premium: The insurance renewals are next month. Deductibles may need to be increased. The Association may need to look at adding a reserve line item for insurance deductibles if the need arises.

Resident owner forum - comments:

- Wind Mitigations forms were discussed.
- Owner asked about adding back handicap parking spaces. This will be addressed.
- Owner mentioned that the new landscape company is not picking up clippings. It was suggested that if owners see something on the ground such as trash, please pick it up.
- Owner asked about the irrigation. The grass is dying. The new pump is in and the irrigation is running again.
- Owner asked how to remove the lanai screens for the painting. The only screens that need removed are the window screens.

Announcements:

- The next Board meeting will take place via Zoom and Zoom at the Clubhouse on June 16, 2021, at 4:30 p.m.

With no further business to come before the Board, John Rude made Motion to adjourn the meeting at 5:32 p.m. 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

Respectfully submitted,

Bradley Dawson

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