

VILLA NOVA CONDOMINIUM ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
Wednesday, June 16, 2021 at 4:30 PM  
Clubhouse Meeting Room

Call to Order – John Rude called the meeting to order at 4:35

Proof of Notice – Notice was properly posted in accordance with FL Statute 718

Quorum – A Quorum was established with John Rude/President, Robert Vodnoy/Vice President, Carole Gold/Secretary, Everette Green/Treasurer and Pyotr Sheyner all present. Also present was Sean Noonan from Sunstate Management and several residents.

Approval of Minutes - A Motion was made by Carole and seconded by John to approve the May 19, 2021 Board Meeting Minutes. Motion passed unanimously

Officers Reports

**President's Report** – John reported the parking lot was supposed to be painted today but there was an equipment malfunction. They might be back next Wednesday to paint.

**Vice President's Report** – No Report

**Treasurer's Report** – No Report

**Secretary's Report** – Carole reported Orkin is doing a great job and asked residents to submit work requests for the next round of treatment if needed.

Director Report – Pyotr reported he bought several lamps and asked how to handle reimbursement.

Unfinished Business

Paint Schedule – The first building has been painted and it took a week to complete. The second building took 3 days. The plan is to start on lake side and Bonitas Circle and move in order. Carole asked residents to unlock sliding glass doors when the painters are coming so the entire frame can be painted.

Roof Quotes – John reported a bid from Commercial Roofing was received. There are a total of 4 bids at this point. The board would like to wait until the fall to start any roofing projects

Insurance – John reported the new annual premium is roughly \$93,000 which is about a 13% increase from last year. Sean will contact Atlas for an updated quote. Upon receipt, Sean will send to the board for approval.

Homeowner Forum – A resident reported a lightbulb out near the mailbox. Cathy asked about the motion for the 4<sup>th</sup> tenant. John said the decision will be made in the near future. Steve asked about an alleged burglary in the neighborhood. A resident asked about the irrigation being covered by asphalt. Anita thanked Sean and Chris for addressing her drainage issue.

Announcements – Next Meeting will be held September 15<sup>th</sup> at 4:30 PM

Adjournment – A Motion was made by Pyotr and seconded by Bob to adjourn the meeting at 5:19 PM.  
Motion passed unanimously.

Respectfully submitted,

Sean Noonan

**Sean Noonan**

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums