

VILLA NOVA CONDOMINIUM ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
Wednesday, September 15, 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, Carole Gold/Secretary, Robert Vodnoy/Vice President, Everette Green/Treasurer, and Pytor Sheyner/Director all present. Also present was Sean Noonan from Sunstate Management and several residents.

Approval of Minutes - A **Motion** was made by Robert and seconded by John to approve the June 2021 Board Meeting Minutes. **Motion** passed unanimously.

Officers Reports

President's Report – As attached to these corporate documents, John gave the report.

Vice President's Report – No Report

Treasurer's Report – No Report

Secretary's Report – Carole reported the property values have skyrocketed due to all the improvements made.

Director Report – No Report

Unfinished Business

- **Roofing Contract** – A **Motion** was made by Robert and seconded by Pytor to approve the roofing contract for Commercial Roofing. **Motion** passed unanimously.
- **Lease Renewals** – A **Motion** was made by Robert and seconded by Carole that all lease renewals must be submitted to the board no less than 60 days before term is up. **Motion** passed unanimously.
- **Drainage Issues** – John reported he spoke with the landscaper and is working on a plan to divert rainwater from draining in certain units.
- **Lamppost Electric** – John reported there is a lamppost rusted at the bottom and we may be looking into solar options.
- **Landscape Improvements** – John is looking into putting boulders at the corners to prevent large trucks from driving over the area. John is working with Brian regarding several other improvements.

New Business

- **Cars Leaking Fluid** – John reminded owners it is in the house rules that their cars are not leaking any fluids. Lengthy discussion was had regarding a specific car leaking oil in the parking lot.

- **Long Term Clubhouse Renovations** – John reported on several projects he would like to see done at the clubhouse. He mentioned looking into laminate vinyl flooring and asking for volunteers to paint the interior.
- **Reserve Study** – John reported a reserve study was done last year.
- **Budget Discussion** – Sean will set up a budget workshop with 2 board members in early October.

Announcements – Next Meeting will be held October 20, 2021 at 4:30 PM

Adjournment – A **Motion** was made by Pyotr and seconded by Bob to adjourn the meeting at 5:40 PM. **Motion** passed unanimously.

Respectfully submitted,

Sean Noonan

Sean Noonan

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums