

VILLA NOVA CONDOMINIUM ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
Wednesday, November 17, 2021 at 4:30 PM
Clubhouse Meeting Room

Call to Order – John Rude called the meeting to order at 4:30

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, and Everette Green/Treasurer 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 October 2021 Board Meeting Minutes. **Motion** passed unanimously.

Appointment of Meeting Chair – A **Motion** was made by John and seconded by Robert to appoint Sean Noonan to chair the meeting. **Motion** passed unanimously.

Officers Reports

President's Report – John reported the trailers and the bagster have both been removed. The owners did receive compliance letters.

Vice President's Report – Robert reported he received a bid from Twin Palms for the landscaping project. The estimate for the entire project is roughly \$12,000. This includes several plantings and removals, treatment for plants, and covering up the bare walls. Robert would like to form a committee to give a recommendation to the board based on priority. Robert reported on a water leak that happened above his unit. He believes it is a dishwasher that had leaked. Robert asked what the association can do to protect owners from DIY work.

Treasurer's Report – No Report

Secretary's Report – Carole reported she has been doing some walk arounds and property values are steadily increasing. She reported it is nice and quiet in the evening and the motion lights are a good deterrent.

Director Report – No Report

Unfinished Business

- **Responsibilities of Owners During Renovations** – Robert would like to speak to the attorney regarding rules for owners doing home improvement projects. Lengthy discussion was had regarding limitations on home improvement projects.
- **Landscape Report** – See Vice President Report
- **Concrete Pad Updated** – Sean reported Howell Concrete has Robert's number and will be calling him to set up a time to meet.

New Business

- **Pool Schedule** – John reported John Tarabocchia has volunteered to help open and close the pool.
- **Pool Cover** – Sean will reach out to the pool company for a new pool cover

Homeowner Comments – Everette asked about a chemical to put in the pool in place of a cover. Chris asked about a directory for the website. J&J will be out next week to inspect the roof and gutters. Steve asked about ants in his unit. Lengthy discussion was had regarding emotional support animals.

Announcements – Next Meeting will be held December 15, 2021 at 4:30 PM – Budget Meeting

Adjournment – A **Motion** was made by John and seconded by Bob to adjourn the meeting at 5:35 PM. **Motion** passed unanimously.

Respectfully submitted,

Sean Noonan

Sean Noonan

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums