

VILLA NOVA CONDOMINIUM ASSOCIATION
BUDGET MEETING OF THE BOARD OF DIRECTORS
Wednesday, December 15, 2021 at 4:30 PM
Clubhouse Meeting Room

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

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 Pyotr 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 November 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 another roof has been completed. We hope to do 3 roofs each year and then have a 3–4-year gap before any more need to be done. John reported he is working on a list for ARC requests to accept into the house rules. If there is any type of water leak, it shall always be determined an emergency and the owner should call a plumber. We will determine who is responsible for damages after the fact. John would like residents to help with the pool and some volunteers to help with small jobs around the association. He asked if any members would be interested in serving on the fining committee once violations become more enforceable.

Vice President's Report – Robert reported he was pleased with the proposals from Twin Palms for the landscaping projects. Bob's Electric came out to determine the cause of a lamppost being out.

Treasurer's Report – No Report

Secretary's Report – No Report

Director Report – No Report

Unfinished Business

- **Pool Signs** – A Motion was made by John and seconded by Robert to approve the bid from Dorsett Signs. Motion passed unanimously.
- **Concrete Pad Update** – John reported he needs to gather more information from 2 of the bidders. We will get the bids tightened up and resubmitted. The goal is to have this ready to be voted on at the annual membership meeting.

New Business

- **Approval of 2022 Budget** – A **Motion** was made by John and seconded by Pyotr to approve the 2022 budget as written. **Motion** passed unanimously.

Homeowner Comments – Anita asked about the stacks in the duplexes. John explained what is considered a common element. Steve spoke about the pest control and is not pleased with Orkin's service. Sean recommended having Orkin attend a board meeting to get feedback from the residents. Lengthy discussion was had regarding pest control. A resident asked about a planter box on association property. Robert explained that if any stucco is damaged it would be the owner's responsibility.

Announcements – Next Meeting will be held January 19, 2021 at 4:30 PM

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