

VILLA NOVA CONDOMINIUM ASSOCIATION
BUDGET MEETING OF THE BOARD OF DIRECTORS
Wednesday, January 19, 2022 at 4:30 PM
Clubhouse Meeting Room

Call to Order – John Rude called the meeting to order at 4:30 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, Everette Green/Treasurer, Robert Vodnoy/Vice President 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 December 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 – No Report

Vice President's Report – Robert attended the fining procedure seminar. He reported on his findings of this meeting. There must be a fining committee in order to uphold fines levied by the board. Violations may be brought directly from statute rather than having it in the rules and regulations. Robert also reported on the drainage project around building #3 and found the work to be in accordance with what was expected from the board. Regarding the leak in 1703, Wrightway has billed the owners for the work and the association for the balance. Sean will direct Wrightway to bill the upstairs owner for the damage.

Treasurer's Report – No Report

Secretary's Report – No Report

Director Report – No Report

Unfinished Business

- **Landscape Report** – John reported Bob and Carole met with the landscaper to draft a list of projects for 2022. John reported on several items he believed to be a priority for the association.
- **Concrete Pad Info to Attorney** – Sean asked the membership for an informal vote to see if they should include the concrete pad on the annual meeting proxy. Everette reported on the idea and why it is being presented. Sean will contact the attorney to draft the proxy.
- **Language for Documents Describing Owner vs. Association Responsibility** – Robert spoke to the membership about shared elements.
- **Community Improvements** – John reported on several projects and said volunteers would be needed. Lengthy discussion was had regarding potential updates to the clubroom.

New Business

- **Fining Procedure Report** – See Vice President report
- **Exercise Equipment** – John reported there is a new elliptical machine in the clubroom. A **Motion** was made by Everette and seconded by John to rearrange the exercise equipment. **Motion** passed unanimously. A Motion was made by John and seconded by Robert to approve \$500 for exercise equipment.

Homeowner Comments – An owner expressed her concerns about the patio. An owner would like to change the bush in front of his unit. John Rude had to leave the meeting at 5:44 PM. An owner said he is opposed to the concrete pad.

Announcements – Next Meeting will be held February 16, 2022 at 4:30 PM

Adjournment – A **Motion** was made by Everette and seconded by Carole to adjourn the meeting at 5:55 PM. **Motion** passed unanimously.

Respectfully submitted,

Sean Noonan

Sean Noonan

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums