

VILLA NOVA CONDOMINIUM ASSOCIATION
BUDGET MEETING OF THE BOARD OF DIRECTORS
Tuesday, March 22, 2022 at 12:00 PM
Clubhouse Meeting Room

Call to Order – Carole Gold called the meeting to order at 12:00 PM

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

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

Approval of Minutes – No minutes to approve this month

Officers Reports

President's Report – No Report

Vice President's Report – No Report

Treasurer's Report – No Report

Secretary's Report – No Report

Director Report – No Report

Unfinished Business

- **1707 Bonitas** – Carole reported on the ARC request submitted by the owner. Based on the information received by the window company and the request is denied until an engineering study is done to confirm the building can support the weight of the windows.
- **880 Shamrock** – Carole reported on 2 bids to repair the gutters. A **Motion** was made by Carole and seconded by Sonia to approve the quote provided by J&J Repairs for 101.87 plus labor. **Motion** passed unanimously.
- **Appointment of Fining Committee** – Carole has asked Clyde to head up the committee and recruit 2 other members. Discussion will be tabled until the next meeting.
- **Pipe Scoping and Relining** – Sean outlined the problem going on with the plumbing. Lengthy discussion was had regarding the different possible solutions to the problem. The Board and management will explore different options to resolve the issue.
- **Orkin Exterior Treatment** – Carole reported the association will not be treating the exterior of the building as that is generally a roach treatment. She reported the cost to the owners if they wish to have the treatment done themselves.

New Business

- **Handyman Account Coding** – The new handyman (Dave) is generally on-site every Friday from 8-12. A Motion was made by Everette and seconded by Carole to apply all handyman charges to the deferred maintenance account.
- **1727 Bonitas ARC Request** – Carole reported the request for the sliding glass door is approved but will need to wait until the stucco is examined and repaired if needed.
- **1725 Bonitas ARC Request** – Carole reported on the third nail installed in this unit will reduce the insurance cost. All units are permitted to have a third nail installed if they would like. Lengthy discussion was had regarding third nail and wind mitigations.
- **1709 Bonitas Cir** - Owner discovered water on the floor in the small bedroom on March 3. At the recommendation of management, Leak Hero was called to locate the source of the leak. Leak Hero was instructed to bill the Association directly. UWMG mitigated the damage. 50% of the cost of the mitigation was covered by the Association and 50% by the owner's insurance. Titanz Plumbing was called and determined that the source of the leak was a stack pipe and that the scope of the leak was limited to the first-floor level stack pipe. They submitted the bill for diagnosis (\$99) and repair (\$1100). Repairs are scheduled for March 23. Owner will be out-of-town, so a board member (Everette Green) will provide access and monitor the work.
Management does not agree with including this in the minutes as it is selective to an individual board member's unit and does not outline the other plumbing issues throughout the association. The board member proposing to include this should be providing a synopsis of all effected units for the minutes and not just their own.

Homeowner Comments – An owner thanked Carole for her efforts for the St. Patrick's Day party. Another owner reported on the river rock around his unit and would like clarification on what can be used.

Announcements – Next Meeting will be held April 20, 2022 at 4:30 PM

Adjournment – A **Motion** was made by Everette and seconded by Carole to adjourn the meeting at 1:06 PM. **Motion** passed unanimously.

Respectfully submitted,

Sean Noonan

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Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums