

**VILLA NOVA CONDOMINIUM ASSOCIATION**  
**BUDGET MEETING OF THE BOARD OF DIRECTORS**  
**Wednesday, April 20, 2022 at 4:30 PM**  
**Clubhouse Meeting Room**

**APPROVED**

**Call to Order** – Carole Gold 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 Carole Gold/President, Antonia Tarabocchia/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** – A Motion was made by Carole and seconded by to waive the reading and approve the March meeting minutes as presented. Motion passed unanimously. Sonia rescinded her motion from the previous minutes.

**Officers Reports**

**President's Report** – A **Motion** was made by Carole and seconded by Everette to accept Sonia's resignation from the Board of Directors. **Motion** passed unanimously. A **Motion** was made by Carole and seconded by Pyotr to appoint Antonia Tarabocchia to the Board of Directors. **Motion** passed unanimously. Antonia will be serving as Secretary for Villa Nova. Carole reported on the recent plumbing issues in the association. Any residents who hear or detect water leaking should contact Carole immediately. Leak Pro will be contacted to determine the location of the leak. Titanz will be handling the repairs on the pipes. Owners will be responsible for painting the walls after they drywall is repaired. Members are responsible for any repairs to horizontal pipes and the association is responsible for the vertical pipes. Lengthy discussion was had regarding the pipes and plumbing issues. Carole reported Orkin will be on a schedule for each building moving forward.

**Vice President's Report** – Robert reported Twin Palm did a good job trimming the bushes this month but there was debris blown around the pool. Brian assured us it would not happen again.

**Treasurer's Report** – As attached to these corporate records, Everette reported on the March financials. Everette reported there is money to do 3 more roofs and we will have the funds to seal coat the parking lot.

**Secretary's Report** – No Report

**Director Report** – No Report

**Unfinished Business**

- **Plumbing Decision** – A **Motion** was made by Carole and seconded by Pyotr to approve Titanz as the preferred plumber for all the repairs. **Motion** passed unanimously.
- **Clubroom Cable Discussion** – Carole reported Sean received a quote from Comcast, but the cost is too high. We will table this topic until the contract is up for renewal.

**New Business**

**Homeowner Comments** – An owner asked about how long the roofs are going to take to be resurfaced. Everette gave a lengthy report on the process for resurfacing the roofs. Lengthy discussion was had regarding drainpipes in the association.

**Announcements** – Next Meeting will be held May 18, 2022 at 4:30 PM

**Adjournment** – A **Motion** was made by Everette and seconded by Carole to adjourn the meeting at 5:30 PM. **Motion** passed unanimously.

Respectfully submitted,

Sean Noonan

Sean Noonan

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums