

VILLA NOVA CONDOMINIUM ASSOCIATION
BUDGET MEETING OF THE BOARD OF DIRECTORS
Wednesday, May 18, 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 Pyotr to waive the reading and approve the April meeting minutes as presented. Motion passed unanimously.

Officers Reports

President's Report – Carole introduced Antonia as the new Secretary and thanked her for getting her board certification. There was a drainpipe in a unit that cracked and was backing up into the house. The drain has been cleaned but needs to be relined. A Motion was made by Carole and seconded by Everette to approve the bid from Bullseye Plumbing for unit 1724. Motion passed unanimously. Funds will be taken from the plumbing reserves

Vice President's Report – No Report

Treasurer's Report – As attached to these corporate records, Everette reported on the April financials.

Secretary's Report – No Report

Director Report – No Report

Unfinished Business

- Seal Coating Bids – Carole reported on the bids received. A Motion was made by Carole and seconded by Everette to conditionally approve the bid from Asphalt Sealers pending review of the proposal from Felton Asphalt. Motion passed unanimously.
- Sprinkler and Irrigation – Carole reported several residents have reported sprinklers spraying into the lanais. Carole and Bob are meeting with Twin Palms on the 23rd to address several items.

New Business

- Optional Orkin Service – Carole reported Orkin will offer additional services for \$59/month for a yearly contract that will kill all insects on the interior of units.
- Summer Calendar – A Motion was made by Carole and seconded by Antonia to not hold meetings from July through September. Motion passed unanimously.

- 1720 Lakeside – A Motion was made by Carole and seconded by Antonia to approve the ARC request for new kitchen countertops. Motion passed unanimously.

Homeowner Comments – Carole asked management to receive pictures of the roofs along with the warranty before final payment is made. A Motion was made by Carole and seconded by Antonia to purchase a new grill for the association. Motion passed unanimously.

Announcements – Next Meeting will be held June 15, 2022 at 4:30 PM

Adjournment – A Motion was made by Everette and seconded by Carole to adjourn the meeting at 4:58 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