

VILLA NOVA CONDOMINIUM ASSOCIATION
BUDGET MEETING OF THE BOARD OF DIRECTORS
Wednesday, June 22, 2022 at 4:30 PM
Clubhouse Meeting Room

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, 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 May meeting minutes as presented. **Motion** passed unanimously.

Officers Reports

President's Report – Carole reported on several projects the handyman is working on. Jorge has completed several small projects throughout the association. Carole reported some of the upper units have been reporting bats. The bats cannot be moved until August 15th due to mating season.

Vice President's Report – No Report

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

Secretary's Report – No Report

Director Report – No Report

Unfinished Business

- **Seal Coating Update** – Carole reported the seal coating is complete and Asphalt Sealers did a great job.
- **Irrigation Repair Update** – Sean reported the electric panel and pressure switch for the irrigation have been replaced. Bob's Electric will be out to connect the pressure switch to the electric panel.

New Business

- **Approved Plumber List** – Carole reported the approved plumber for the association is Dan Sula. He will be performing the preliminary search of the leak issues. Titanz Plumbing will be handling all leaks regarding the stack pipes.
- **Insurance Renewal** – Lengthy discussion was had regarding the insurance renewal. A **Motion** was made by Pyotr and seconded by Carole to approve the proposal submitted by Atlas. **Motion** passed unanimously.

- **Drain Cleaning** – Carole reported on the cost to inspect and clean the main sewer lines. The inspections are \$299 for each drain. A **Motion** was made by Carole and seconded by Pyotr to approve the bid provided by Titanz to clean the association drain pipes for \$5083. **Motion** passed unanimously.

Homeowner Comments – Anita reported the county was on-site the other day looking for a meter. The county will be converting to satellite meter readers rather than people coming to inspect.

Announcements – Next Meeting will be held September 21, 2022 at 4:30 PM

Adjournment – A **Motion** was made by Everette and seconded by Carole to adjourn the meeting at 5:28 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