

**VILLA NOVA CONDOMINIUM ASSOCIATION
BUDGET MEETING OF THE BOARD OF DIRECTORS
September 21, 2022 at 4:30 PM
Clubhouse Meeting Room and Conference Call**

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, and Pyotr Sheyner all present. Also present was Colleen Fletcher, CAM CMCA AMS 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 June meeting minutes as presented. **Motion** passed unanimously.

Officers Reports

President’s Report – Carole reported on several projects throughout the community that are currently being finished up.

Vice President’s Report – No Report

Treasurer’s Report – No report

Secretary’s Report – No Report

Director Report – No Report

Unfinished Business:

Carole Gold reported that the bat man was onsite today, netting in place for a week or two the first phase will be 1733 & 1735 Bonita Circle Building 11.

It was suggested that a committee that reviews the condominium documents for possible updates.

New Business

- a. **Introduction of new manager Colleen Fletcher, CAM CMCA AMS from Sunstate Management** – Carole announced that Colleen Fletcher has taken over as the acting manager for Villa Nova and will be working with the community in the future.
- b. **Acceptance of resignation of two board members-** Two Board members submitted their resignation via email (Robert Vodnoy and Antonia Tarabocchia). A motion was made by Carole Gold and seconded by Everette Green to accept the resignations as submitted. All in favor, motion carried.

- c. **Appointment of two board members to fill vacant positions-** Carole announced that two owners have expressed interest in filling the two vacant seats on the board. Anita Shepard and Michael Toppi.
A motion was made by Carole Gold and seconded by Everette Green to appoint Anita Shepherd and Michael Toppi to the Board for the remaining open term. All in favor, motion carried.
- d. **Discuss buddy system** – Carole Gold explained the importance of a buddy system within the community in case there is an emergency within one of the units. It was found that one owner was not being monitored regularly and was elderly with no assistance. It was suggested that everyone work together and find a buddy or advise if they would like a buddy to provide routine check ins for the well being of the resident.
- e. Anita Shepherd asked for Colleen Fletcher of Sunstate Management to check to ensure the association has been registered as a 55 plus community, last update was in 2020.

Homeowner Comments – Owners comments were taken from the floor and answered.

Announcements – Next Meeting will be held October 19, 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,

Colleen Fletcher, CAM CMCA AMS

Colleen Fletcher

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums