

VILLA NOVA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
November 16, 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, Anita Shepard/Secretary, Michael Toppi and Pyotr Sheyner all present. Also present was Colleen Fletcher, CAM CMCA AMS from Sunstate Management, and several residents.

Approval of Minutes – **Anita Shepard gave a summary of the minutes.** A motion made by Everette Green and seconded by Pyotr Sheyner to approve minutes, all in favor, motion carries

Officers Reports

President's Report – Carole reported that there is a person underage with a person living in the community. The grandmother passed away and he is still living in the community. Colleen Fletcher, CAM CMCA AMS as Sunstate has been advised.

A motion was made by Carol to advise the attorney to start the eviction process on this 1712 Lakeside and seconded by Pyotr. All in favor, motion carried.

Vice President's Report – No Report

Treasurer's Report – No report

Secretary's Report – No Report

Director Report – Michael Toppi mentioned that no solicitation should come in the community, but there have been window solicitors in the neighborhood.

Unfinished Business:

New Business

- a. **Clubhouse Renovation-** Carole advised the renovation is underway and the flooring was chosen by herself and Anita. There are four brand new toilets installed. Volunteers will be putting the books back into the shelves. Have added new wall art and adding new items to make the clubhouse more inviting.
- b. **Hurricane Ian Update-** Dave McMahon provided a summary of how the insurance process works, filing claims and how to resolve questions regarding the association's responsibility vs homeowner responsibilities. It was discussed that the carports are not covered under the associations insurance policy. The association's attorney also stated that the carports are not covered by the insurance either.

- c. **Discuss Preliminary Budget-**The budget was discussed by the board of directors. It was determined that the budget should remain as proposed to the board and will be sent to the community for review and a budget meeting will be held.

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

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

Adjournment – A **Motion** was made by Everette and seconded by Carole to adjourn the meeting at 5:40 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