

VILLA NOVA CONDOMINIUM ASSOCIATION, INC.

Regular Meeting of Board of Directors

December 20, 2022

Place: Clubhouse

Call to Order: Carole Gold called the meeting to order at 4:31 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 Shepherd/Secretary, Pyotr Sheyner/Director, all present.

Approval of Minutes: The minutes were not approved as there are errors that need to be addressed. Our Manager, Colleen Fletcher will be advised to make appropriate changes and forward finalized minutes to the Board for approval prior to our next Meeting in January 2023.

Officer Reports:

President's Report – Carole Gold stated that she was not a punching bag for residents because of management errors.

Vice President Report: None.

Treasurer Report: Everette Green noted that the Sunstate Management web site relating to Villa Nova was not up to date and needed to be addressed by our manager, Colleen Fletcher.

Secretary Report: None.

Unfinished Business: Discussion relating to management of Hurricane Ian damages and claims. The Board agreed that this has been mismanaged by our Manager, Colleen Fletcher, and needs to be addressed.

New Business: Adoption of 2023 Operating/Reserve Budget was addressed and our Treasurer, Everette Green, discussed Condo Insurance relating to hurricane deductible. Anita Shepherd pointed out that the Board has never received the

report made by Keystone Engineering relating to property damage due to the hurricane.

Since Governor DeSantis gave authorization for condo associations to carry over 2022 budget to 2023 a Motion was made by Everette Green and seconded by Carole Gold to carry over adoption of budget to January 18, 2023 meeting, and proxies for meeting on December 20, 2022 at 4:30 PM will be used for January 18, 2023 Budget meeting as they are valid for 90 days, all in favor and motion carried.

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

Announcements: Next meeting will be held January 18, 2023, at 4:30 PM

Adjournment: A Motion was made at 5:30 PM by Everette Green and seconded by Carole Gold to table meeting and carry over to our next meeting on January 18, 2023, all in favor and motion carried.

Respectfully submitted,



Anita Shepherd,

Villa Nova Secretary

For the Board of Directors at Villa Nova Condominium.