

VILLA NOVA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
April 19th , 2023 at 4:30 PM
Clubhouse Meeting Room and Zoom Conference Call

Call to Order – Mike Toppi 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 Michael Toppi/President, Rick Garant/Treasurer, Ted Fillman/Secretary and Pyotr Sheyner all present. Also present was Brian Rivenbark, CAM from Sunstate Management and several residents.

Approval of Minutes – A **Motion** was made by Ted and seconded by Mike to waive the reading and approve the June meeting minutes from March 15th 2023 Board meeting as presented. **Motion** passed unanimously.

Officers Reports

President's Report – Mike stated that the fire extinguishers will be inspected tomorrow. Mike stated that the irrigation has been checked and is working. Brian Rivenbark stated that there are several areas of grass that has died and may not come back. Lengthy discussion followed regarding the irrigation

Vice President's Report – No Report

Treasurer's Report – As attached to these corporate documents Brian read from the March 2023 financials. Discussion followed regarding the expenses for the hurricane repairs and the need for the roof repairs.

Secretary's Report – Sue stated that the Board is collecting contact information to send information to the membership.

Director Report – No Report

Unfinished Business:

Wind Mitigation discussion: Brian Stated he has received the Wind Mitigation reports. Brian stated that if any resident needs the report for the owners insurance please send an email request.

New Business:

There was a unit that had an issue with a hole in the separation wall in the attic. Brian contacted JJ Repairs to repair the hole.

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

Announcements – Next Meeting will be held May 17th 2023, at 4:30 PM

Adjournment – the meeting was adjourned at 5:49PM **Motion** passed unanimously.

Respectfully submitted,

Brian Rivenbark, CAM

Brian Rivenbark

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums