

**VILLA NOVA CONDOMINIUM ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**May 17<sup>th</sup>, 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 Sue and seconded by Ted to waive the reading and approve the June meeting minutes from April 19<sup>th</sup> 2023 Board meeting as presented. **Motion** passed unanimously.

**Officers Reports**

**President's Report** – Mike reported that the irrigation issues are being addressed and most of the irrigation has been replaced. There was a crawl space hole that was repaired and J&J repairs will be ordering the shingles.

**Vice President's Report** – Ted reported that Orkin needs to be contacted regarding a possible rat issue.

**Treasurer's Report** – As attached to these corporate documents Rick read from the April 2023 financials.

**Secretary's Report** – No Report

**Director Report** – No Report

**Unfinished Business:**

**Roof Shingle Repair Discussion & Vote:** Brian stated he received the proposal from JJ repairs for the shingle repairs to the entire community. The cost would be \$4,400. Brian reported this was previously approved and the Board would need to ratify a motion to officially approve the proposal for the expense.

A **MOTION** was made by Mike and seconded by Rick to approve the roof shingle repair for Villa Nova at \$4,400. **Motion passed unanimously.**

**New Business:**

**Roof Coating Proposals Discussion and Vote:** Brian reported that he has received three proposals for the roof coating. One is for 7 buildings (1,2,3,5,16 & 17) at \$72,880 the next would be three buildings(5,16 & 17) at \$36,440 and the last would be two buildings( 1 & 2) at (\$27,675) Brian explained that to at least fund two buildings could be done now and possibly get two more toward the end of the year. Discussion followed regarding the condition of the roofs and the urgency.

A **MOTION** was made by Ted and seconded by Mike to approve the proposal for two buildings to be completed at this time and two more later in the year pending the funds are available. **Motion passed unanimously.**

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

The irrigation system was discussed and the length of the time that the irrigation is on.

**Announcements** – Next Meeting will be held September 20<sup>th</sup> 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