

VILLA NOVA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
September 20th , 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 May 17th 2023 Board meeting as presented. **Motion** passed unanimously.

Officers Reports

President's Report – Mike reported

Vice President's Report –

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

Secretary's Report – No Report

Director Report – No Report

Unfinished Business: None

New Business:

Roof Replacement Discussion: Brian reported that he was contacted by Atlas Insurance and was informed that the current property carrier for Villa Nova was leaving the state and will not be renewing next year. The only property coverage carrier for next year is Citizens and they will not renew the policy unless the roof is replaced prior to the renewal date of next year in June. Brian explained that unfortunately the only way to fund the roof replacement is by special assessment.

Insurance increase discussion: Brian reported that the renewal for the 23 – 24 period was approximately \$68,000 over the 2023 budgeted amount. At this point Villa Nova operating account cannot support this increase and Brian suggested a special assessment to the owners to make up for the budgetd shortfall. Brian stated that the special assessment will have to be done in October 2023. Discussion followed regarding the possible special assessment.

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 20th 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