

**VILLA NOVA CONDOMINIUM ASSOCIATION**  
**SPECIAL ASSESSMENT MEETING OF THE BOARD OF DIRECTORS**  
**JANUARY 17<sup>TH</sup> 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. Also present was Brian Rivenbark, CAM from Sunstate Management, and several residents.

Pyotr Sheyner was absent.

A Presentation was provided by Florida Third Nail.

A **MOTION** was made by Michael and seconded by Carol to approve third nail specialists in the amount of \$16,140 to install third nails and provide the wind mitigation.. **Motion passed unanimously.**

Discussion followed regarding the owners who have already installed the third nail on their roofs.

Discussion followed regarding terminating comcast contract.

A **MOTION** was made by Michael Toppi and seconded by Carol to approve to have the Attorney review the documents to make sure that the Association does not have to have a membership vote to terminate the Comcast contract. **Motion passed unanimously.**

**Approval of Minutes** – Brian R. read the minutes from the November 15<sup>th</sup> Board meeting. A **Motion** was made by Mike and seconded by Rick to approve the meeting minutes from November 15<sup>th</sup> Board meeting as presented. **Motion passed unanimously.**

**Officers Reports**

**President's Report – No report**

**Vice President's Report – No report**

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

**Secretary's Report –**

**Director Report – No Report**

**Unfinished Business:**

**New Business:**

**Discussion and Vote regarding the special assessment in the amount of \$84,140 to repay reserves and fund a third nail installation for the roof trusses.**

**Repay Borrowed money from Reserves \$68,000**

**Third Roof Nail Installation \$16,140:**

Discussion was had regarding the amount of the special assessment. Carol announced that the amount to payback the reserves will be special assessed at a later time prior to the insurance renewal. The special assessment amount will be \$16,140.

A **MOTION** was made by Michael and seconded by Carol to approve the special assessment of \$16,140 for the third nail installation and wind mitigation. **Motion passed unanimously.**

**Homeowner Comments** – Owners comments were taken from the floor and answered. The landscaping was discussed

**Announcements** – Next Meeting will be held February 21<sup>st</sup> , at 4:30 PM (Annual Membership Meeting)

**Adjournment** – the meeting was adjourned at 5:39 PM

Respectfully submitted,

Brian Rivenbark, CAM

*Brian Rivenbark*

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums