

VILLA NOVA CONDOMINIUM ASSOCIATION  
Annual Meeting Minutes  
February 21, 2024, at 4:30 PM  
Clubhouse Meeting Room and Zoom Video Conference Call

Call to Order – Carole Gold 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 31 residents in person present or by proxy

Approval of Minutes – A MOTION was made by Vodnoy and seconded by Gayle Green to approve the annual meeting minutes from February 15<sup>th</sup>, 2023 with corrections. Motion passed unanimously.

Officers Reports

**President's Report** – Michael Toppi reminded the membership that the special assessment is due on March 1<sup>st</sup>. Resident stated that the roof reserves can be used with a membership vote to make up for the shortfall of the residents who have not paid the special assessment for the third nail.

A MOTION was made by Robert Vodnoy and seconded by Albert to approve the use of roof reserve fees to have the third nail start. Motion passed 13-7 in favor.

Unfinished Business:

Owner asked when the roofs will be coated. The Board stated that there were two roofs coated in November 2023.

Owner asked what the minimum amount of insurance the association is required to carry. Brian stated that the minimum is equal to the appraised value of the building.

Owner asked if the association can self-insure the property. Brian stated that the association can self-insure the clubhouse only.

Rick stated that the ducks are back in the pool. The Board will look for other options to get rid of the ducks.

New Business

Rick stated that the ducks are back in the pool. The Board will look for other options to get rid of the ducks.

Announcement of the 2024 Board Members – Carol announced the new 2024 Board members. Carole Gold, Schelly Shaughnessy, Kathy Wagner, Rick Garant and Everette Green.

Questions and Comments from Unit Owners –

Unit Owner asked if the landscapers have cut the grass also the owner was not sure the if the irrigation is on. Discussion followed regarding the grass condition and the poor performance of the current landscaper.

Discussion was had regarding the directory on the website. Owners will need to complete a permission form to be included in the directory.

Adjournment – Meeting was adjourned at 5:23

Respectfully submitted,  
Brian Rivenbark Cam  
Sunstate Management Group, Inc.  
For the Board of Directors at Villa Nova Condominiums