

VILLA NOVA CONDOMINIUM ASSOCIATION
SPECIAL ASSESSMENT MEETING OF THE BOARD OF DIRECTORS
March 19th at 5:45 PM
Clubhouse Meeting Room and Zoom Conference Call

Call to Order – Carole Gold called the meeting to order at 5:50 PM

Proof of Notice – Notice was properly posted in accordance with FL Statute 718

Quorum – A Quorum was established with Carole Gold, Rick Garant, Everette Green and Schelly Shaughnessy. Also present was Brian Rivenbark, CAM from Sunstate Management, and several residents.

Kathy Wagner was absent

Approval of Minutes – Carole Gold read the minutes from the February 21st 2024 Organizational Board meeting. A **Motion** was made by Carole and seconded by Everette to approve the meeting minutes from the February 21st Organizational 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 Everette read from the February 2024 financials. Everette suggested putting the changes for the house rules on the agenda for the next meeting. Everette discussed the responsibility of the association and the owner. The AR was discussed, and Brian explained the past due collection process with the Attorney. Everette reported that he and Carole attended a seminar regarding insurance and roof replacement. It was noted at the seminar that almost all of condo's with flat roofs will need to be replaced. Carole has contacted vendors to give roof inspections. Brief discussion followed regarding replacing the roofs.

Secretary's Report – No Report

Director Report – Rick reported that the cover has been used to prevent the ducks from swimming in the pool.

Unfinished Business:

Discussion regarding comcast cancellation – Carole reported that the condo declarations will need to be amended to change the financial responsibility providing cable TV to the membership. Once this is complete the Comcast contract can be cancelled. There are other options for cable tv from another provider if the Board chooses to proceed in a different direction and still provide cable TV.

Final stages of Third Nail installation – Carole reported that the final stages of the third nail have been completed. Next the inspector will do the inspection and after that the wind mitigations will be available.

New Business:

Carole reported that there are three volunteers for the compliance committee. Clyde , Jackie and Chris Stein.

Carole presented a sign for no parking and private property that will go on the fence at the entrances. Discussion followed regarding landscaping issues.

A **MOTION** was made by Carole and seconded by Rick to appoint Clyde Jackie and Chris Stein to the Compliance Committee. **Motion passed unanimously.**

Discussion and Vote regarding the special assessment in the amount of \$68,000 to repay reserves used for the payment of insurance budget shortfall -

A **MOTION** was made by Carole and seconded by Everette to approve the special assessment in the amount of \$68,000 with a 10% contingency which is \$1,500 per unit to pay back money that was borrowed from reserves. The full amount will be due in three months starting April 1st. **Motion passed unanimously.**

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

The baits for the rat traps, the gutter is loose at 1697, the wet check process, interviews for new owners, residents need to get the dryer vents cleaned & bat exclusion.

Announcements – Next Meeting will be held April 16th 2024, at 5:45 PM

Adjournment – the meeting was adjourned at 7:26PM

Respectfully submitted,

Brian Rivenbark, CAM

Brian Rivenbark

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums