

VILLA NOVA CONDOMINIUM ASSOCIATION
SPECIAL ASSESSMENT MEETING OF THE BOARD OF DIRECTORS
April 16th 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 – Brian Rivenbark read the minutes from the March 19th 2024 Board meeting. A **Motion** was made by Carole and seconded by Everette to approve the meeting minutes from the March 19th 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 March 2024 financials. Everette discussed the loss assessment on the individual owner's insurance policy. This is to cover special assessment for expenses for common property damage due to a peril. This policy does not cover the shortfall of insurance special assessment. It also does not cover the possible roof replacement. The roofs on the buildings are not new on the buildings. The roofs have been getting roof coatings over the years. The insurance carriers are requiring the roofs to be brought up to code by having new roofs installed. Everette received one estimate for a new roof from Sun Castle Roofing. The four flat roofs are \$33,600 and the villas are \$32,800 each. The special assessment based of this proposal would be \$10,000 per owner. The third nail refund will be made to the individuals who already had the third nail installed.

Secretary's Report – Schelly reported that she is developing a new directory.

Director Report – Rick reported that the ducks have not been around, and the pool is staying clean.

Unfinished Business:

Discussion regarding comcast cancellation – Carole reported the Comcast contract will not be cancelled at this time.

A **MOTION** was made by Carole and seconded by Rick to table all comcast cable cancellation discussions. **Motion passed unanimously.**

New Business:

Landscaping & Irrigation Discussion: Carole reported that the irrigation system is very old and this is why the water has been sporadic. Twin Palms does respond to issues with the irrigation & Landscaping very quickly. Carole stated that she had contacted another landscaper to get a proposal. The proposal was very expensive. The price the Association gets from Twin Palms is very affordable. The Board will not be changing landscapers.

Third Nail & Wind Mitigation Discussion: Carole reported that the owners are saving money on their owner's insurance with the third nail and the new wind mitigation. The company that did the wind mitigation will come out and do a roof inspection at the owner's cost.

Homeowner Comments – Owners comments were taken from the floor and answered. Irrigation water smell was discussed, Rick stated that the rat traps have been installed. The net for the bats was removed yesterday morning. The exterminator was certain that all of the bats did not return. There was a roof that had tar placed on the roof and the Board does not know who put the tar on the roof. Carole announced that the Association has hired a handyman who will be coming around the property once per month. Carole asked the membership if they see anything in the common area that need repair to contact her and it will be added to the list. There was a stack pipe issue that was handled by Daniels Plumbing. Carole has a good drywall repairman.

Announcements – Next Meeting will be held May 21st 2024, at 5:45 PM

Adjournment – the meeting was adjourned at 6:30PM

Respectfully submitted,

Brian Rivenbark, CAM

Brian Rivenbark

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums