

VILLA NOVA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 21 at 5:45 PM
Clubhouse Meeting Room and Zoom Conference Call

Call to Order – Carole Gold called the meeting to order at 5:45 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, 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 April 16th 2024 Board meeting. A Motion was made by Carole and seconded by Rick to approve the meeting minutes from the April 16th Board meeting as presented. Motion passed unanimously.

Officers Reports

President's Report – Carole reported that the Vice President has been absent from the last three Board meetings and the Board is looking for a volunteer to replace the Vice President. Everette suggested to Vote Kathy Wagner off the Board.

A MOTION was made by Everette and seconded by Schelly to remove Kathy Wagner from the position of Vice President and director of the Board of Directors. Motion passed unanimously.

Vice President's Report – No report

Treasurer's Report – As attached to these corporate documents Everette read from the April 2024 financials.

Secretary's Report – Schelly and Carole reported that all owners need to provide their email with the updated form for the Community emails.

Director Report – The ducks have not been an issue lately.

Unfinished Business:

Steve reported on the new contract proposal from Comcast. Steve explained the different option that was offered in the proposal from Comcast. The Board will research the proposals.

Carole stated she has been in touch with another insurance agent. An appraisal was completed for the insurance. Carole sent the appraisal to the agent that she has been in contact with. Carole is hoping that with this new agent and policy marketing that this will allow the association to not have to re-roof immediately. This all depends on the carriers that the policy is marketed to. Discussion followed regarding the roofs and the insurance.

Carole reported that Twin Palms suggested seeding the turf in October or November with rye seed in areas that are struggling. The palms have been trimmed.

Carole stated that since the third nail was installed, she has received a \$500 discount from her insurance company.

New Business:

Items for the upcoming meeting agenda:

Proper Clubhouse Etiquette: Carole stated that she has seen many residents using the sliding glass door to access the clubhouse. The house rules do not allow the residents to use the sliding glass doors when using the pool. The sliding glass doors need to remain locked at all times.

Plumbing Leak Procedure: Carole reported that there have been two stack pipe issues in the last month. If you see or hear water in areas where the stack pipes are please call Daniels Plumbing. Carole has the number for Daniels plumbing. The Plumber will determine if the leak is from a common line or a homeowner line. An invoice for the work to either the owner or the Association will be sent accordingly.

Dog Paperwork: Carole stated that Villa Nova is a no pet condominium Association. The service and ESA animals must have the proper documents to show they are ESA and service animals. These documents will be kept in the owners file.

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

Announcements – Next Meeting will be held June 18th 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