

VILLA NOVA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
June 18th 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 Green (via Zoom), and Schelly Shaughnessy. Also present was Brian Rivenbark, CAM from Sunstate Management, and several residents.

Approval of Minutes – Brian Rivenbark read the minutes from the May 21st 2024 Board meeting. A Motion was made by Carole and seconded by Rick to approve the meeting minutes from the May 21st Board meeting as presented. Motion passed unanimously.

Officers Reports

President’s Report – No report

Vice President’s Report – No report

Treasurer’s Report – Everette reported on what is needed to reroof the community. The bids are between \$650,000 to \$1 million. Everette suggested hiring an engineering firm to scope the work and oversee the project. Roof replacement and insurance was discussed.

Secretary’s Report – Schelly reported that she has contacted the owners in the community, there is a form from the association that the pet owners need to complete. The residents also need to complete the owner contact form.

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

Unfinished Business:

Comcast Contract Discussion: Carole reported that she spoke to the comcast representative. The current dues were grandfathered in, this will run out in two years. The cost of cable will increase in 2026. The Board will pursue canceling comcast before the contract is renewed.

New Business:

Insurance Update: Carole reported she has received two proposals for the 2024 – 2025 insurance policies. Atlas at \$195,157 the other proposal was much higher. The appraisal will need to be sent to the insurance agent. The agent has the wind mitigations. Lengthy discussion followed regarding the insurance.

A MOTION was made by Everette and seconded by Schelly to accept the proposal from Atlas insurance at \$195,157 for the 2024-2025 insurance policies. Motion passed unanimously

Roofing Discussion: This was discussed under the Treasurers report.

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

Carol reported that Bertha Murphy has volunteered to serve on the Board of Directors

A MOTION was made by Carole and seconded by Rick to appoint Bertha Murphy to the Board of Directors. Motion passed unanimously

A MOTION was made by Carole and seconded by Rick to appoint Bertha Murphy as Vice President of the Board of Directors. Motion passed unanimously

Announcements – Next Meeting will be held September 17 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