

VILLA NOVA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
September 17, 2024 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 Bertha Murphy and Schelly Shaughnessy. Also present was Brian Rivenbark, CAM from Sunstate Management, and several residents.

Everette Green was not present

A Roof presentation was given by Brandon Reckline from Mighty Dog Roofing

Approval of Minutes – Brian Rivenbark read the minutes from the June 18, 2024 Board meeting. A Motion was made by Carole and seconded by Rick to approve the meeting minutes from the June 18, 2024 Board meeting as presented. Motion passed unanimously.

Officers Reports

President's Report – Carole reported that the resident should research streaming TV. Carole reported on the accomplishments of the association, they include the new pool cover, the bats in two buildings were netted, two balconies were leaking and were caulked by the new handyman, please leave the pool as it was as owners enter, the fence at 1724 lakeside was repaired, Northhampton entrance light was repaired, new hedge was planted, A rotten tree was removed off of Shamrock, the handyman was onsite today to replace drywall and a lightpost was replaced.

Vice President's Report – No report

Treasurer's Report – As attached to these corporate documents Everette Green reported from the August 2024 Financials. Everette discussed the allocations to the reserves. A MOTION was made by Everette Green and seconded by Schelly Schaughnessy to move the \$7,000 surplus from the special assessment to the deferred maintenance.

Secretary's Report – No report

Director Report – Rick Garant reported no ducks in the pool. The new pool cover was installed.

Unfinished Business:

None:

New Business:

Roofing Discussion: Discussed under owner comments.

Sunstate Portal Tutorial: Brian discussed the new management software and the client portal system.

Insurance Discussion: Brian reported that the insurance premium for 2024 was over budget by \$21,000 and will need a special assessment make up the difference. The 2025 insurance will be budgeted properly to prevent any over budget issues. This will be discussed at the next Board meeting.

Balcony Inspections: Carole reported that there were two balconies that leaked badly from TS Debby. Carole would like to have the handyman inspect all balconies for leaks.

Homeowner Comments – Owners comments were taken from the floor and answered. Owners asked Brandon from Mighty Dog Roofing questions regarding the roof replacement.

Announcements – Next Meeting will be held October 15, 2024, at 5:45 PM

Adjournment – the meeting was adjourned at 6:59PM

Respectfully submitted,

Brian Rivenbark, CAM

Brian Rivenbark

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums