

VILLA NOVA CONDOMINIUM ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
October 15, 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

Approval of Minutes – Brian Rivenbark read the minutes from the September 17, 2024 Board meeting. A Motion was made by Carole Gold and seconded by Rick Garant to approve the meeting minutes from the September 17, 2024 Board meeting as presented. Motion passed unanimously.

Officers Reports

**President's Report** – Carole reported the handyman was on site today. The cement ballast will be repaired around the pool. 1724 & 1709 fence posts were replaced, the clubhouse drywall will be replaced this week, there are some landscape lighting issues that need repaired, the handy man will be replacing the missing shingles, 1739 roof dent will be monitored, entrance sign, flood lights to be repaired.

**Vice President's Report** – No report

**Treasurer's Report** – As attached to these corporate documents Everette Green reported from the September 2024 Financials. Everette Green suggested allocating more money into roofing and deferred maintenance.

**Secretary's Report** – No report

Director Report – Rick Garant stated that the association came through the storm very well.

Unfinished Business:

None:

New Business:

Post Storm Update: Carole reported that Villa Nova did very well through the storm. The plants were wind whipped and might need a good cut back. The Jacaranda tree will still need to be trimmed. There were two balconies that were leaking. Carole has asked to handyman to check the balconies for new caulking. Discussion followed regarding storm preparations.

Homeowner Comments – Owners comments were taken from the floor and answered. Carole discussed the new insurance carriers in Florida and streaming services offered to residents.

Announcements – Next Meeting will be held November 19, 2024, at 5:45 PM Budget meeting

Adjournment – the meeting was adjourned at 6:28PM

Respectfully submitted,

Brian Rivenbark, CAM

**Brian Rivenbark**

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums