

VILLA NOVA CONDOMINIUM ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
January 21, 2025 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, Bertha Murphy and Schelly Shaughnessy. Also present was Brian Rivenbark, CAM from Sunstate Management, and several residents.

Everette Green was not present

A MOTION was made by Carole Gold and seconded by Bertha Murphy to accept the resignation of Rick Garant from the Board of Directors. Motion passed unanimously

Approval of Minutes – No minutes were available to approve the budget membership meeting minutes will be approved at the annual meeting

Officers Reports

**President's Report** – Carole reported there will be two votes at the annual meeting which are the cross utilization of reserves and the Board use of reserves.

A MOTION was made By Carole Gold and Bertha Murphy to appoint Clyde, Jackie and Chris to the Compliance Committee. Motion passed unanimously.

Carole reported that the irrigation has had some repairs done. The new handyman is being utilized. He will be onsite once per month for repairs, the owners need to place work orders prior to the handyman arriving.

Brian Rivenbark explained the three voting items for the annual meeting.

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

**Treasurer's Report** – As attached to these corporate documents Brian Rivenbark reported from the December 2025 Financials.

**Secretary's Report** – Carole Thanked Jeff Jones for the mailbox donations

Director Report – No Report

Unfinished Business:

Insurance Update: Carole reported that she met with the insurance agent and he stated that the association could replace the roofs in phases and contact the insurance carrier of this information. There is a possibility the carrier will accept the phase project with a reduced insurance premium. Discussion followed regarding the re-roof project and the insurance.

New Business: None

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

Announcements – Next Meeting will be held February 18, 2025, at 5:45 PM Annual 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