

VILLA NOVA CONDOMINIUM ASSOCIATION
Annual Meeting Minutes
February 18, 2025, at 5:45 PM
Clubhouse Meeting Room and Zoom Video 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 27 residents in person present or by proxy

Approval of Minutes – A **MOTION** was made by Carole Gold and seconded by Bertha Murphy to approve the annual meeting minutes from February 21, 2024 with corrections. **Motion passed unanimously.**

Officers Reports

President's Report: Carole Gold reported on the pool condition. The tree on North Hampton was removed. The irrigation is working the brown areas are weeds that are dying. Carole Has met with roofing contractors and the Board will be reviewing the proposals. Please make sure the residents make a work order for the handyman. The house rules will be revised. The pest control treatments are on a schedule that is twice per month. Each owner needs to provide a key to the Association. Discussion followed regarding the roofing project.

Treasurers Report: As attached to these corporate documents Everette Green read from the January 2025 Financials.

Secretary's report: Schelly Shaughnessy reported that the Board has attended the mandatory 4 hour certification. The Board is made up of volunteers and works for the community

Unfinished Business:

Carole Gold reported that the Association will be special assessing for the roofing project. The special assessment will be done at the March 19th Board meeting. Discussion followed regarding the special assessment.

New Business

Announcement of the 2024 Board Members – Brian Rivenbark announced the new 2025 Board members. Carole Gold, Schelly Shaughnessy, Bertha Murphy, and Everette Green.

Questions and Comments from Unit Owners – Carole Gold thanked the Loftbooms and Robert Vodnoy for their help with the maintenance of the pool.

Owner commented on the condition of the lawn being brown. He commented that the turf should be watered more and also less treatment for weeds.

Adjournment – Meeting was adjourned at 6:42PM

Respectfully submitted,
Brian Rivenbark Cam
Sunstate Management Group, Inc.
For the Board of Directors at Villa Nova Condominiums