

VILLA NOVA CONDOMINIUM ASSOCIATION
SPECIAL ASSESSMENT MEETING OF THE BOARD OF DIRECTORS
March 18, 2025 at 5:45 PM
Clubhouse Meeting Room and Zoom Conference Call

Call to Order – Schelly Shaughnessy 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 Schelly Shaughnessy, Carole Gold, Bertha Murphy and Everette Green. Also present was Brian Rivenbark, CAM from Sunstate Management, and several residents.

Jim Cirillo gave a presentation with Q & A regarding insurance.

Comments from the floor were taken.

Approval of Minutes – Brian Rivenbark read the minutes from the February 18, 2025, Board Organizational meeting.

A MOTION was made by Carole Gold and seconded by Everette Green to approve the meeting minutes from the February 18, 2025 Board Organizational meeting as presented. Motion passed unanimously.

Officers Reports

President's Report – Schelly Shaughnessy reported that there is a building that has a bat infestation. The Association may need to have all of the buildings inspected. Schelly reminded the residents to have someone check on their units while they are gone. Some more mailboxes have been ordered. The trash days are changing to Wednesday.

Vice President's Report – Carole Gold reported. Twin Palm has fertilized some of the plants to promote growth in the community. The irrigation is working properly. Discussion followed regarding landscaping

Treasurer's Report – As attached to these corporate documents Everette Green reported from the February 2025 Financials.

Secretary's Report –

Director Report – No Report

Unfinished Business:

None

New Business:

Selection of Roofer: Carole Gold explained the selection process for the roofing proposals. Karen Stein reported that she reviewed the status of the selected roofing company and their reviews. Discussion followed regarding the roofing company.

A MOTION was made by Carole Gold and seconded by Schelly Shaughnessy to award the roofing contract to The Construction Expert of Florida LLC. to install the new roofs at Villa Nova. Motion passed unanimously

Special Assessment – Total special assessment \$608,000 Special assessment per unit owner \$12,160. A MOTION was made by Carole Gold and seconded by Schelly Shaughnessy to approve the roofing replacement special assessment in the total amount of \$608,000 and \$12,160 per unit owner. Motion passed unanimously

Payment Schedule of Special Assessment – Per quarter payment of \$4,054 for 3 quarters: A MOTION was made by Carole Gold and seconded by Everette Green to have the repayment of the special assessment as follows: The resident shall pay installment payment in the amount of \$4,054 per quarter for three (3) quarters. Motion passed unanimously

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

Announcements – Next Meeting will be held April 15, 2025, at 5:45 PM

Adjournment – the meeting was adjourned at 7:25PM

Respectfully submitted,

Brian Rivenbark, CAM

Brian Rivenbark

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums