

VILLA NOVA CONDOMINIUM ASSOCIATION
SPECIAL ASSESSMENT MEETING OF THE BOARD OF DIRECTORS
April 15, 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 Everette Green. Also present was Brian Rivenbark, CAM from Sunstate Management, and several residents.

Schelly Shaughnessy was not present

Dave McMahon gave a presentation with Q & A regarding insurance.

Comments from the floor were taken.

Approval of Minutes – Carole Gold read the minutes from the March 18, 2025, Board meeting.

A MOTION was made by Carole Gold and seconded by Bertha Murphy to approve the meeting minutes from the March 18, 2025 Board meeting as presented. Motion passed unanimously.

Officers Reports

President's Report – Carole Gold reported for Schelly Shaughnessy. The Attorney has reviewed the roofing contract and made some adjustments. The special assessment payment plan will need to be paid by October 15th to avoid late fees and interest. The roof project was discussed. Owners will need to contact the Board President or Sunstate who will contact the Plumber.

Vice President's Report – Carole Gold reported. Pest control will be on site this week. Juan at Westcoast Designs is the handyman for Villa Nova.

Treasurer's Report – As attached to these corporate documents Everette Green reported from the March 2025 Financials. Brian Rivenbark reported on the current AR

Secretary's Report – Carole Gold reported that there will be an aerobics class at the pool at 10AM on Saturday Morning

Director Report – No Report

Unfinished Business:

Insurance Discussion: This was discussed earlier

Roof Project Update: This was discussed earlier

New Business: None

Homeowner Comments – Owners comments were taken from the floor and answered. Sunstate will contact Rodent Solutions to inspect all buildings. Discussion followed regarding the insurance.

Announcements – Next Meeting will be held May 20, 2025, at 5:45 PM

Adjournment – the meeting was adjourned at PM

Respectfully submitted,

Brian Rivenbark, CAM

Brian Rivenbark

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums