

VILLA NOVA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
June 17, 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 Carole Gold, Bertha Murphy Karen Stein Everette Green and Schelly Shaughnessy. Also present was Brian Rivenbark, CAM from Sunstate Management, and several residents.

Approval of Minutes – A **MOTION** was made by Carole Gold and seconded by Bertha Murphy to approve the meeting minutes from the May 20, 2025 Board meeting as presented. **Motion passed unanimously.**

Officers Reports

President's Report – Schelly Shaughnessy reported. There should be eight building roofs completed by mid august, there was a stack pipe replacement. The new owners list is on the portal for residents to view.

Vice President's Report – Carole Gold reported. The roofers are doing a terrific job. The only time the roofers can't work is during the rain or when it is pending. The roofers are being paid on time. Carole thanked all of the owners who have paid the special assessment on time. The residents who have not paid will be sent to the attorney for collections with intent to lien. A really good proposal has been received from the insurance agent. The proposal came in at \$125,000 for all of the policies. The agent is working on getting additional savings for the new roofs.

Treasurer's Report – As attached to these corporate documents Everette Green reported from the May 2025 Financials. Everette gave a financial breakdown on how to pay for the 2025 – 2026 insurance policies with the borrowing from the reserves. Brian Rivenbark stated that Brian Rivenbark reported on the current AR in regard to the special assessment

A **MOTION** was made by Carole Gold and seconded by Schelly Shaughnessy to approve to have a membership meeting to vote to allow the association to borrow money from reserves and then pay it back in one year. **Motion passed unanimously.**

Secretary's Report – No Report

Director Report – No Report

Unfinished Business:

Roofing Update: Carole reported this in the Vice Presidents report.

Insurance Update: Carole reported this in the Vice Presidents report

New Business: None

Homeowner Comments – Owners comments were taken from the floor and answered. The roofing project was discussed. Owner suggested sending out pool etiquette to the community. Irrigation issues were discussed.

Announcements – Next Meeting will be held September 16, 2025, at 5:45 PM

Adjournment – the meeting was adjourned at 6:24PM

Respectfully submitted,

Brian Rivenbark, CAM

Brian Rivenbark

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums