

VILLA NOVA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
January 20, 2026 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 Schelly Shaughnessy and seconded by Carole Gold to approve the meeting minutes from the December 16, 2025 Board meeting as presented. **Motion passed unanimously.**

Officers Reports

President's Report – Schelly Shaughnessy reported. The area in front of 1716 has water leaking from the ground and the county has been contacted. The county has contacted an underground utility company to mark the area for the leak. An electrician was out to address the issues with the light poles a proposal will be sent. There were three plumbing stack repairs on Lakeside. Two new pool umbrellas have been purchased. A pressure washer has been purchased for the pool deck and other areas that may need it. There is \$18,644 outstanding from the roof special assessment. There is also

Vice President's Report – Carole Gold reported. The roof replacement is complete. The final payment has been made. There are a couple of pieces of roofing material left on the property. There are no open permits for the roof and the clubhouse A/C unit. The roads will need to be done in the near future.

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

Secretary's Report – No report

Director Report – No Report

Unfinished Business:

New Board/Board elections Feb.: Brian Rivenbark explained the annual meeting process. The Association is looking for volunteers for the Board.

Report on Vendor Changes: Carole Gold reported. Orkin was on site to treat fire ants in the community.

Association Insurance Discussion: No Report

New Business:

Homeowner Comments – Owners comments were taken from the floor and answered. light posts need repair were discussed and pressure washing the buildings were discussed. The address numbers on the buildings are fading. The lighting at the monument sign was discussed.

Announcements – Next Meeting will be held February 17, 2026, at 5:45 PM

Adjournment – the meeting was adjourned at 6:26PM

Respectfully submitted,

Brian Rivenbark, CAM

Brian Rivenbark

Sunstate Management Group, Inc.

For the Board of Directors at Villa Nova Condominiums