

VILLA NOVA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
March 17, 2026 at 5:45 PM
Clubhouse Meeting Room and Zoom Conference Call

Call to Order – Schelly Shaughnessy called the meeting to order at 6:00 PM

Proof of Notice – Notice was properly posted in accordance with FL Statute 718

Quorum – A Quorum was established with Schelly Shaughnessy Richard Garant, Jackie Metzger, Karen Stein and Robert Vodnoy. Also present was Bryan Lewis, CAM from Sunstate Management, and several residents.

Approval of Minutes – A **MOTION** was made by Schelly Shaughnessy and seconded by Karen Stein 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. Schelly Introduced board members. Update on landscaping. April 1st they will start mowing on Monday's. Lights being worked on. Report on a lien being satisfied.

Vice President's Report – reported. Ducks are back any suggestions would be great

Treasurer's Report – As attached to these corporate documents Bryan Lewis reported from the February 2026 Financials.

Secretary's Report – Karen reported survey information. Paper copies are available for residents that get it on line. New pressure washer. There is a sign out sheet, please use.

Director Report – No Report

Unfinished Business:

Association Insurance Discussion: No Report

New Business: Gutters, getting quotes multiple quotes to either repair or replace.

Homeowner Comments – Owners comments were taken from the floor and answered. Insurance and wind mitigation. Lights are needed for the Villa Nova sign on Shamrock. A mention of new house numbers

Announcements – Next Meeting will be held April 21, 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