

**VILLA NOVA CONDOMINIUM ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**April 21, 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 Robert Vodnoy and seconded by Schelly Shaughnessy to approve the meeting minutes from the March 17, 2026 Board meeting as presented. **Motion passed unanimously.**

**Officers Reports:** Board members were reminded that vendor quotes must be itemized, with clear pricing for each component of a project. This allows flexibility in approving partial work.

**President's Report:** Procedures for quotes – Board members were reminded that vendor quotes must be itemized, with clear pricing for each component of a project. This allows flexibility in approving partial work. Discussion on creating a **resident landscaping planning committee.**

**Committee will:** Develop a landscaping plan. Provide recommendations to the Board. Operate in an advisory (non-decision-making) role

**Action Items:**

- Send community-wide email requesting volunteers
- To appoint a committee lead
- Define goals and timeline after formation

**Wind Mitigation & Roof Nail Issue**

- Review of 2023–2026 wind mitigation reports revealed:
  - **One building (Northampton)** appears to have been missed for third nail installation
  - Some reports are incomplete or inconsistent
- Difficulty contacting original contractor

**Discussion Outcomes:**

- Focus on **specific buildings with incomplete reports**
- Avoid redoing all buildings unless necessary

**Agreement (no formal motion recorded):**

- Obtain inspections for **3 buildings with incomplete or questionable reports**
- Gather updated documentation for insurance purposes

**Action Items:**

- Contact original contractor
- If unresponsive, engage alternate inspection company
- Complete urgently due to insurance deadlines

**Vice President's Report** – reported. Ducks are back any suggestions would be great  
**Landscaping / Lawn Condition**

- Proposal from TruGreen:
  - ~\$3,294 for 6-treatment program

- Covers general lawn improvement (not full restoration)
- Additional sod work required for severely damaged areas
- Coordination with irrigation vendor required

**Discussion Points:**

- Consider reallocating fertilizer costs from current vendor
- Explore smaller/local landscaping companies
- Evaluate long-term landscaping strategy

**Status:** Ongoing research, no motion made

**Pool & Maintenance Updates**

- New trash containers approved within budget (~\$1,000 total)
- Pool heat pump under warranty—repair scheduled
- Residents asked:
  - Not to operate pool equipment
  - Maintain cleanliness and organization

**Treasurer’s Report:** As attached to these corporate documents reported from the March 2026 Financials. Sending Special Assessment overage to attorney for guidance

**Secretary’s Report:**

**Gutters & Drainage** Quotes received:

- ~\$74,900 (replacement – Sofflow)
- ~\$103,000 (replacement – second vendor)
- ~\$152,964 (replacement – third vendor)
- ~\$31,900 (repairs, no guarantee)

**Discussion:**

- Gutters are failing (leaks, detachment, damage)
- Repairs may not be reliable
- Replacement likely needed

**Status:**

- No motion made
- Board to review financials and continue evaluation

**House Numbers**

- New reflective house numbers (~\$20 each) under consideration
- Additional quotes being gathered

**Unfinished Business:**

**Association Insurance Discussion:** No Report

**New Business: Architectural Request (Driveway Project):**

**Motion:** Approve submitted architectural proposal.

**Moved by:** Robert Votnoy

**Seconded by:** Karen Stein

**Vote:** Approved unanimously

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

**Announcements** – Next Meeting will be held on May 16 , 2026, at 5:45 PM

**Adjournment** – the meeting was adjourned at 7:12 PM

Respectfully submitted, Bryan Lewis/LCAM