

**VILLA NOVA CONDOMINIUM ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**May 19, 2026 at 5:45 PM**  
**Clubhouse Meeting Room and Zoom Conference Call**

**Call to Order** – Schelly Shaughnessy called the meeting to order at 5:56 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 Karen and seconded Jackie to approve the meeting minutes from the April 21, 2025. Board meeting as presented. **Motion passed unanimously.**

**Officers Reports:**

- **President's Report:** Schelly reported that a third nail installation is required to ensure proper insurance coverage compliance.. Quote to fix appx \$1600 Jackie made **Motion** Schelly seconded **The Motion passed unanimously.** Update the information from the special assessment\_The Board discussed legal guidance concerning remaining roof assessment funds. Counsel advised that the funds may only be used for the original purpose for which they were collected. Additional legal clarification will be sought regarding potential owner credits.
- **Vice Presidents Report:**
- **Treasurer's Report:** As attached to these corporate documents reported from the April 2026 Financials. The Treasurer reviewed reserve account balances and discussed funding options for future projects, including gutter replacement. Discussion included available roof reserve funds and reserve borrowing requirements if funds are transferred between reserve categories.
- **Secretary's Report:** No Report

**Unfinished Business:**

- **Landscaping** Friday last week went with Twin Palms. Major concerns are the bushes and replaced with Pitch Apples. They would the quote is \$4539 A **Motion** was made by Schelly Shaughnessy and **seconded** by Richard Garant. **The Motion passed unanimously**
- **Insurance:** Want to return to Atlas Insurance Agency. A **Motion** Karen Stein and **seconded** by Robert Vodnoy. **The Motion Passed unanimously**
- **Gutters:** The Board reviewed prior gutter replacement and repair proposals. Discussion included: Condition and age of existing gutters. Cost comparisons between repairs and replacement. Lack of warranty associated with repair proposals. Potential funding sources from reserve accounts.
- **House Numbers:** The Board discussed obtaining updated proposals for replacement and standardization of building and unit numbers. Additional discussion included possible solar lighting improvements.

**New Business:** No new business

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

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

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

Respectfully submitted, Bryan Lewis/LCAM