VILLA NOVA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
June 16, 2026, at 5:45 PM
Clubhouse Meeting Room and Zoom Conference Call

Call to Order – Schelly Shaughnessy called the meeting to order at 4:45 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 Jackie Metzger and seconded by Schelly Shaughnessy to approve the meeting minutes from the April 21, 2025. Board meeting as presented. **Motion passed unanimously.**

Officers Reports:

President's Report: Wind mitigation inspection scheduled for **Friday the 19th**. Phase One landscaping on Bonita Circle begins **July 1**. Fence reconstruction at first-floor master bedroom areas is underway. Concrete step repairs are required for **Building 8 (Units 17, 21, and 23)** due to structural concerns, with work anticipated to begin around July 1. Pest control service experienced a delay because of product availability. The association will continue monitoring plumbing concerns, including stack pipes and potential pinhole leaks in duplex units. Entrance lighting and several building light fixtures require repair or replacement.

Vice Presidents Report:

Treasurer's Report: As attached to these corporate documents reported from the May 2026 Financials.

Secretary's Report: No Report

Unfinished Business:

Insurance: Karen presented the insurance renewal proposal from Atlas in the amount of $76,560.58 annually, representing a substantial reduction from the prior year's premium. After discussion regarding financing options, the board agreed that paying from reserve funds would eliminate unnecessary finance charges and preserve cash flow. **Motion**: To approve the Atlas insurance policy in the annual amount of $76,560.58 and authorize payment from reserve funds rather than financing through the operating account. **Made by: Rick Seconded by: Karen. Motion carried unanimously**

Update on Projects:

Gutters: Karen reported receiving two gutter replacement proposals, each totaling approximately **$100,000** for complete replacement. The board agreed that additional competitive bids should be obtained before making a final decision.

DPI Patriots quote for address numbers: The board reviewed proposals for installation of new address numbers. Discussion included contractor licensing, insurance, and bonding requirements. The board agreed no contractor may begin work without providing proper documentation.

Motion: To proceed with the proposal from **DPI Patriots** for address number installation, contingent upon receipt and verification of all required licensing, insurance, and bonding documentation. **Made by:** Karen **Seconded by:** Schelly **Motion carried unanimously.**

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Motion: To proceed with the proposal from **DPI Patriots** for address number installation, contingent upon receipt and verification of all required licensing, insurance, and bonding documentation. **Made by:** Karen **Seconded by:** Robert **Motion carried unanimously.**

New Business: No new business
Homeowner Comments – Owners comments were taken from the floor and answered.
Announcements – The board confirmed there will be **no regular board meetings during July or August**. The next regular board meeting will be held in **September**, with the date to be announced.

Adjournment – the meeting was adjourned at 5:20 PM

Respectfully submitted, Bryan Lewis/LCAM