VILLA NOVA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
September 15, 2026, at 5:45 PM
Clubhouse Meeting Room and Zoom Conference Call

Call to Order – Schelly Shaughnessy called the meeting to order at 5:50 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 Rick Garant to approve the meeting minutes from the June 16th, 2026. Board meeting as presented. **The Motion passed unanimously.**

President's Report: President Shaughnessy reported that the Association had a busy summer and moved into updates on the ongoing property projects.

Vice Presidents Report: No Report

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

Secretary's Report: No Report

Unfinished Business:

Project Status - Gutter replacement is progressing with no change in contract price. House-number installation is expected by the end of September. The second phase of plantings will follow required electrical work, and damaged plantings will be corrected. New fire extinguishers were installed.

New Business:

- **Dryer Vent Screens / Rodent Activity -** The Board discussed vent screens, rodent and bat concerns, and preventive maintenance. Richard Garant and Jackie Metzger will identify affected dryer vents and gather cost and installation information for a future meeting.
- **Pool Inspection -** The Board reviewed Sarasota County inspection items. Several deficiencies were corrected. Quotes will be obtained for the wet-deck surface and pool-deck repairs and required furniture clearance will be maintained.
- **Budget Process -** The Board discussed operating costs, reserve funding, insurance cash flow, and assessments. Bryan Lewis, LCAM, will verify the governing-document requirements for budget/assessment approval and any changes to reserve funding.
- **Common Language -** The Board reviewed terminology prepared with Association counsel regarding units, common elements, limited common elements, and maintenance responsibilities.

Homeowner Comments – Owners comments were taken from the floor and answered. Owners raised concerns regarding rodent/bat activity, Bonita Circle signage, exterior lighting, faded parking numbers, clubhouse maintenance, drainage between Units 878 and 880, outstanding shingle repairs, and fire-extinguisher locations.

Next Meeting Date – October 20th, 2026

Adjournment – the meeting was adjourned at 6:59 PM

Respectfully submitted,
Bryan Lewis/LCAM
Sunstate Management Group, Inc.
For the Board of Directors at Villa Nova Condominium Association, Inc.