

**Villa Nova BOARD OF DIRECTORS MEETING**

**June 10, 2021 @ 6:00 P.M.**

Zoom Meeting and PHONE – Official Minutes

Board of Directors: Lisa Shelton, Yuriy Lutsenko, Cynthia Vincennie, Bryan Runions

Homeowners that identified themselves: Laurretta Sabga, Angela Fipps, Tammy Hayes, Fred Cohen and Sabrina Zoccali

The meeting was called to order at 6:00 P.M. by President Shelton. Quorum established and proof of notice given. Eleven residents attended via Zoom. Lauren Heller from Mahogany Services was also present via Zoom.

A motion was made by Lisa Shelton and 2<sup>nd</sup> by Cynthia Vincennie to approve the minutes from June 10, 2021 as presented. All in favor Motion passes 5-0

President Report: Lisa reported that the judge recently listened to the appeal for 7867 Villa Nova Drive and ruling should be received within two weeks. Since the last meeting two houses have sold. (21567, 7939) and three houses have been rented, (21574, 7722, 7794 all three had previously been rental units) and three sales are pending.

A comprehensive treasurer report was given by Lisa Shelton. (Yuri was having technical difficulties)

**Current Accounts:**

Operating	\$ 24, 838.75
Reserve	\$ 43,499.38
Renters	\$ 6,000.00

15 homes are delinquent, with seven of them because of the \$42.00 increase, four have not paid at all, two are in legal and two have small balances.

**Old Business:**

Front Entrance Project: The board reviewed two quotes for the front entrance. Lisa made a motion which was 2<sup>nd</sup> Cynthia to accept the proposal from Eagle Pavers for \$3800.00. All agree. Motion passes 5-0. They will start on this project within 30 days.

Boca Casa Tree: Boca Casa is now in the process of an RFP for REMOVAL of the tree. NO hurricane tree trimming has begun at that community. Mahogany to provide further updates.

## **New Business:**

1. The tennis court is in need of a roller. The board unanimously agrees to purchase a roller for up to a \$1,00.00 on Amazon.

2. ACB: No pending unusual requests:

There have been 14 ACB requests submitted of which six have been completed and two are in progress.

ACB Submissions : 14

Completed : 7 - 21599 window replacement  
7970 window replacement  
7962 window/door replacement  
front door replace  
landscape addition  
small gate replace  
7731 roof

Pending : 5 - 7859 window replace  
landscape redo  
7770 pavers  
21583 screen enclosure replace  
7707 roof

In Progress : 2 - 7834 roof  
21615 roof

3. Violations: The compliance committee does a weekly walk through of the community and works with Mahogany for sending the violations. There have been 26 violation letters sent with fourteen closed.

The board unanimously approved 7715 and 7723 to be fined for noncompliance with a 14-day letter sent. \$ 200.00 fine each.

4. Landscaping: Because of the draught the irrigation times have to be cut back as the lake levels are extremely low to protect the pumps. Seasonal flowers are being planted this week.

5. Noise levels in back of community: Brian is working on this project. Green Day has done a survey for boundary trees and the proposal is forthcoming.

6. Discussion was had to hold a Meet and Greet Community Function. The goal was to get more community participation and to allow the community to meet the Board members. Several suggestions were discussed. Final decision was to Have an Ice Cream Social, with an Ice Cream truck (to include Kosher options) to arrive at the community between 2:00pm and 4:00p.m. on Sunday, July 25, 2021. Financial limit to be \$ 300.00. Motion was made by Bryan, Second by Cynthia. All in favor and passed. Angela and Mahogany will work on getting bids. Cynthia to create an invite which we will post on the website as well as USPS to the homeowners.

Meeting adjourned at 6:57 PM and opened to Member Comments/Questions.

The next meeting will be in late September.