

Villa Nova Homeowner's Association Inc  
February 2019  
Meeting Minutes  
Encore at Boca Raton

Board of Directors Present:  
Beverly Corley, Starr Vilardi, Lisa Shelton

Members Present:  
Fred Cohen, Paul Debernardo, Donna Debernardo

Call to order at 7:02 pm

Motion to approve 1/8/2019 Minutes by Beverly Corley, 2<sup>nd</sup> by Lisa Shelton-approved unanimously

**PRESIDENT'S REPORT**

Motion to accept 2019 Election results by Beverly Corley, 2<sup>nd</sup> by Lisa Shelton – approved unanimously.  
Although five positions existed with 5 candidates, there was no quorum.

Beverly explained more research needed to replace the existing dry-erase signs with permanent outdoor free-standing sign.

Beverly explained the tennis court parking problem has subsided. Motion to table until further notice by Beverly Corley, 2<sup>nd</sup> by Starr Vilardi, approved unanimously.

Motion to continue to have Fred Cohen continue volunteer as landscape committee by Beverly Corley, 2<sup>nd</sup> by Starr Vilardi, approved unanimously. Paul Debernardo was asked if he was interested in helping with landscaping oversight but declined same. Discussion ensued over the landscaping at Debernardo home where irrigation is likely responsible for declining condition.

Motion to continue prohibiting landscaper from private work by Starr Vilardi, 2<sup>nd</sup> by Lisa Shelton – motion approved unanimously.

Motion for Starr Vilardi to serve as Secretary is Lisa Ribke chooses not to continue to serve as Secretary by Beverly Corley, 2<sup>nd</sup> by Lisa Shelton, approved unanimously

Motion for Fred Cohen to produce quarterly newsletter based on BOD information provided by Starr Vilardi, 2<sup>nd</sup> by Lisa Shelton, approved unanimously.

Beverly explained pending litigation will result in additional legal fees but additional information not provided as this is current litigation.

ACB from 2 members received are incomplete regarding entry pavers/tiles and owners (21574 and 21567) need to be contacted to provide additional details and resubmit for approval.

One incident reported by member who was injured while walking between Villa Nova and Boca Case. Discussion to get pricing to use a root-kill product followed by sod or gravel installation. Incident has been reported to insurance company.

## **Vice President's Report – n/a**

### **Treasurer's Report**

See attached

Motion to proceed with Gladstone for financial at \$3000 by Lisa Shelton, 2<sup>nd</sup> by Starr Vilardi, motion approved unanimously

Motion to reimburse Brian Ribke for mailbox repair for \$15.00 by Lisa Shelton, 2<sup>nd</sup> by Starr Vilardi, motion approved unanimously

Motion to proceed with repair previously caused by landscaping company that was not addressed in a timely manner –repairs \$434 – motion by Lisa Shelton, 2<sup>nd</sup> by Starr Vilardi, motion approved unanimously. A 50% check is required to commence work by Jack's Electric.

Suggestion to proceed with tree trimming now, in advance of hurricane season. Also include in tree removal for black olive across from the school as well as removal agreement in the event of hurricane damage. Last year, we were delayed with removals because there was no existing agreement on pre/post hurricane work. Additionally, a confirmed tree count is necessary as this was not accurately verified in previous trimming. Paul Debernardo was asked to assist with the tree trimming project and refused. Proposals to include Green Day, who performed last trimming, and invitations to invite other vendors.

Next Meeting April 11<sup>th</sup> 2019 at 7 pm – contingent upon the renovations underway at Encore.

### **Q&A –**

(members were submitting questions/comments before the Board finished their agenda so these items will appear out-of-order of the actual conversations)

Paul Debernardo and Fred Cohen dispute the legal opinion on excess cash being rolled to Reserve Account. Paul Debernardo and/or Donna Debernardo questioned the need for having performed the Reserve Study. Beverly attempted to explain its purpose in determining remaining useful life and funding Reserve accounts accordingly noting it could avert Special Assessments in the future. Currently, that excess has not been moved to the Reserve account.

Paul Debernardo request 2018 year-end report; Lisa Shelton indicated it is found on the website. Conversation regarding the lights on the west cul de sac; Fred indicated he would get Laurretta's key so the timer could be reset.

Donna Debernardo indicated one of the forms on the website has not been updated with the correct 2019 dues; Lisa Shelton said the main page was correct but review the form.

Fred Cohen inquired as to how people get in touch with the Board. There is a contact option within the Villa Nova website that is forwarded to board members; responses are by mail or phone. Use of Board members personal emails has presented problems for some board members whose accounts have been previously hacked.

Meeting adjourned 8:15 pm

Treasurer's Report  
February 14, 2019  
Lisa Shelton

1. Current Bank Account Balances:

Operations - \$ 76,382.34  
Renters - \$ 7000.00  
Reserve - \$ 24,643.12

2. Motion to continue with Gladstone and Associates for the CPA review. Same price as last year \$ 3000.00 and already budgeted.
3. December financial statements are posted on the website.
4. End of year analysis will be posted when CPA has completed the review.
5. 7939 pending sale – application received. Needs ACB inspection and they still owe Capital contribution. I will contact owner tomorrow
6. Two ACB applications were submitted in the mailbox for paves to be installed. Who wants to follow up ?
7. Legal expenses for this year have already increased due to Paul Debernardos's lawsuit against the community.
8. Motion to approve \$ 15.00 EXPENSE report to Brian Ripke. Our neighbors Brian Ripke and Boris ~~Ripke~~ both took it upon themselves to repair the mailbox that had been damaged, They did a damn good job and repaired it in the rain. New concrete was poured and we now have a solid mailbox. Requesting approval for \$ 15.00 in supplies. We need more neighbors like them !
9. I have the quote for Jack's Electric to repair the broken lights caused by the Gemlawn but Lauretta did not follow up so we need to now pay for the repairs. Estimate is for \$434.00 . Motion to approve.
10. Motion to pay 50% deposit on Jack's Electric repair proposal so we can schedule.
11. We need to get bids for Hurricane tree trimming now. We also have a tree dying in front as identified last year and no one followed up. Who would like to start the bid process ? Green Day was the last company we used. We need to start this sooner than later or we will not get service at a good price. We should also consider contracting with one of the arborists for tree removal service should hurricane occur.

12. REFUND CHECKS ISSUED FOR OVERPAYMENTS  
OF DUES (A 353.00 vs. 345.00)