

# VVN News

Vol 1, Issue 2: March 21, 2024

## Presidents Update

Spring is upon us, although in Florida that just means fabulous weather, which we all love! It's been a busy month in VVN. The entire board of directors is working diligently for you every day and making good progress.

## Building 6 and Other Repair Update

Jill Ullett has been tracking Munyan and Mark DeStefano work on the building six stair replacement project. I am happy to report that it is finally nearing completion. The stairway is finished, including handrails, and the walls are receiving a Stucco finish. As soon as the new windows are installed, stairs, railing and walls will be painted, and the project will be done.

Jill and I are in the process of working to prepare a Request for Proposal document for all six condo building repairs. The RFP document scope will include repairs to any damaged walls and balconies, as well as replacement of all EIFS walled stairways for the six condo buildings. We will share details on Mark DeStefano's (the engineer contracted to inspect all buildings) conclusions and recommendations for repairs at the April 17th board meeting. We will provide more information on the RFP process during the April board meeting as well.

The sidewalk in front of building two has been delayed in completion because we were informed by RPM that the contractor selected in January by the previous board has inexplicably refused to complete the poured cement work. RPM is looking for another contractor to do this work. We expect the project to be completed by the end of March.

## Vantaca and RPM

The transition to Vantaca management software that RPM, Resource Property Management, started on January 1, 2024, delayed us getting accurate and complete financial information. Our year-end financial results were retrieved on the last day of February. As expected, VVN ended 2023 with a significant budget surplus that was rolled into our 2024 Operating Budget.

By now you should have received your access key to the new RPM Vantaca portal. If you haven't already done so, please set up your account today. All VVN Association documents will be available on this portal. It is essential for you to enter your email and

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cell phone number so we are able to coordinate repairs to the exterior of your home as we progress with the building repair project.

As introduced at our February board meeting, our new RPM property manager is Bonnie Skifstad. You should contact her with any issues or questions at (727) 864-0004 or [bskifstad@resourcepropertymgmt.com](mailto:bskifstad@resourcepropertymgmt.com).

## Budget Related

Our Hazard Insurance Policy was renewed by Citizens and came in significantly under 2024 budget. Details of our Operating cash position will be shared by Treasurer, Dave Lobach, at the April 17<sup>th</sup> board meeting. Insurance reserves are available to pay Citizens Insurance dues in full on their April due date.

Villa roof replacement bids are coming in. The need to replace villa roofs in 2024 will be discussed at the April 17<sup>th</sup> board meeting. Pooled reserves are available to pay for the project without requiring a new special assessment or touching any of the 2023 special assessment reserves.

Our Reserve Study will be updated this year. Major project costs over the last five years have been grossly underestimated in prior studies. For instance, the painting project was estimated at \$140,000 and the low bid received in 2023 was \$440,000. We need to ensure that each year we incorporate increased repair costs into our study so that we can pay for repairs when they are needed instead of deferring them for years or requiring special assessments.

## Governing Documents

Our attorney is reviewing VVN governing documents because many have not been amended or updated since the 1990's. The attorney is updating language and rules not in compliance with current state and federal laws. Once these documents are updated, our attorney will explain all updates in a board meeting. You will be asked to vote to amend them, as required. We are conducting this review to protect the Association from any possible future litigation and to ensure that our rules are enforceable. All boards have the duty to ensure their governing documents are current and enforceable.

## Committee News

The committees that were ratified by the board, and membership recorded at our February board meeting, are off to a great start! Ann Marie Cvrlje organized initial meetings for all committees. Committee Chairpersons will present their reports at the April 17<sup>th</sup> board meeting and will provide updated reports and rosters of members to the

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board at each board meeting. We appreciate the participation by so many of you already! As discussed at the February board meeting, all committee members are aware they serve as advisors to the board and are not able to take direct action on behalf of the Association.

## 2024 BOARD MEETINGS

**Wednesdays, 10:00 a.m., in the VVN Clubhouse**

**April 17**

**June 19**

**August 21**

**October 16** (budget workshop)

**December 18**

Advance notification will be provided if date changes are necessary.

## UPCOMING EVENTS

### **SUNDAY, MARCH 24**

What: Farewell to Snowbirds

Where: VVN Clubhouse

Who: Owners and renters

When: 7 p.m.

Why: To gather and bid farewell to our friends as they depart for their northern homes!

Bring your favorite beverage and a snack to share.

Water Fitness with Sue, AEA Certified Water Fitness Instructor, in your VVN pool:

**FRIDAY, MARCH 22**, 12:30 p.m. – 1:30 p.m.

**MONDAY, MARCH 25**, 12:00 p.m. - 1:00 p.m.

**FRIDAY, MARCH 29**, 12:30 p.m. – 1:30 p.m.