

Villa Serena

**Villa Serena Owners Association, Inc.
Meeting Minutes
November 9, 2022
2023 Budget Adoption Meeting**

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on November 9, 2022 at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 6:32 p.m.

Board Members in attendance:

Stephanie Pepin, President

Sharon Grant, Vice President

Maria Gsell-Murray, Treasurer

Don Robinson, Secretary

Donna Herzog, Director -on Zoom

Also, in attendance was Christina Kelly, Ameritech community manager

A quorum was established and the President welcomed members to the meeting. Proof of Meeting Notice was established, having been mailed to all residents on October 24, 2022.

A motion was made by Sharon Grant to approve the Minutes for November 2, 2022. The motion was seconded by Maria Gsell and passed unanimously.

Stephanie Pepin opened the floor to comments from Residents.

Don Robinson made a motion to approve the FY 2023 Budget as mailed on October 24, 2022 to Association Members. The motion was seconded by Maria Gsell and passed unanimously.

Stephanie Pepin adjourned the Meeting at 6:36 p.m.

APPROVED 12/17/2022

Villa Serena

**Villa Serena Owners Association, Inc.
Meeting Minutes
November 9, 2022
Special Assessment Meeting for Reroofing**

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on November 9, 2022 at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 6:37 p.m.

Board Members in attendance:

Stephanie Pepin, President

Sharon Grant, Vice President

Maria Gsell-Murray, Treasurer

Don Robinson, Secretary

Donna Herzog, Director -on Zoom

Also, in attendance was Christina Kelly, Ameritech community manager

A quorum was established and the President welcomed members to the meeting. Proof of Meeting Notice was established, having been mailed to all residents on October 24, 2022.

Stephanie Pepin opened the floor to comments from Residents.

Don Robinson made a motion to approve a Special Assessment of \$2520 per unit, due in 24 monthly payments or a lump sum to fund roofs replacement. Information about the proposed Assessment was mailed to Association Members on October 24, 2022.

Maria Gsell made a motion to adjourn. The motion was seconded by Sharon Grant and passed unanimously, Stephanie Pepin adjourned the Meeting at 7:08 p.m.

APPROVED 12/17/2022