

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes November 15, 2023

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on November 15, 2023 at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 6:30 pm.

Board Members in attendance:

Stephanie Pepin, President

Cher Peper, Vice President

Jeff Curry, Director- on Zoom

Don Robinson, Secretary

Also, in attendance was Christina Kelly, of Ameri-Tech.

A quorum was established, and the President welcomed members to the meeting.

Proof of Meeting Notice was established, having been posted and mailed on October 31, 2023.

A motion was made by Cher Peper to waive reading and approve the Minutes of the August 9, 2023 Board Meeting and the Minutes of the October 28, 2023 Board Budget Workshop. The motion was seconded by Don Robinson passed with "yes" by Peper, Robinson, and Pepin.

Stephanie Pepin addressed an emergency agenda item added to the August 9, 2023 agenda. The Board had voted to spend \$12,800 to repair the south irrigation pump. Another company, Polk Well and Pump found that the issue was different and pulled and repaired the pump for \$1,300.00, which was paid at the Board President's discretion.

Stephanie Pepin opened the floor for Member Comments after adding an Emergency Budget Item about a community mailbox door.

Emergency Agenda Item: The door hinge of one of the ten community mailbox sections has been broken and repaired several times, but recently reached a critical and dangerous condition and it will require replacement of that group of mailboxes. A motion was made by Cher Peper to approve a contract with Forsite Mailboxes, Signs & Site Amenities for \$2,869.63 to replace the mailbox section. The motion was seconded by Don Robinson and was passed with "yes" by Peper, Pepin, and Robinson.

A motion was made by Cher Peper to approve a contract with BrightView Landscaping for \$11,716.36 to replace selected dead and dying bushes throughout the Community. The weather guarantee and time of planting will be determined after consultation with the landscaper. The motion was seconded by Don Robinson and passed with “yes” by Curry, Peper, Pepin, and Robinson.

A motion was made by Cher Peper to approve a contract for \$11,050.00 with Gator Boyz to pressure wash the sidewalks, driveways, curbs, pool area, pool furniture, and along the Gornto Lake sidewalk. The motion was seconded by Don Robinson and passed with “yes” by Curry, Peper, Pepin, and Robinson.

A motion was made by Cher Peper to approve the 2024 Annual Budget as published and mailed to all Members. The motion was seconded by Don Robinson and passed with “yes” by Curry, Peper, Pepin, and Robinson. [Note: Thomas Humma was monitoring the meeting and in a text gave his assent to the budget.]

A motion to adjourn was made by Don Robinson. The motion was seconded by Cher Peper and the meeting was adjourned at 7:10 pm.