

# *Villa Serena*

## **Villa Serena Owners Association, Inc. Meeting Minutes Annual Meeting and Board Election March 22, 2023**

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on March 22, 2023, at the Clubhouse poolside located at 2239 Kings Palace Drive, Riverview, Florida 33578.

### Board members in attendance:

Stephanie Pepin - President  
Cher Peper - Vice President  
Thomas Humma - Treasurer  
Maria Gsell-Murray - Director

Also in attendance were Bob Kelly, Julie Lovetere, and Janice Sofia of Ameri-Tech to oversee the vote.

The meeting was called to order by Bob Kelly (Ameri-Tech) at 6:38 p.m. and proof of notice was established by posted notices and mailings. It was determined that there were not enough proxies or attendees to establish a quorum of Members, so no Annual Meeting was conducted. The number of ballots received (97) was sufficient for the Board Member election.

Two brief announcements were made: Stephanie Pepin stated that the roofing project was completed. Some additional clean-up and punch-out work remain but should be finished shortly. Cher Peper and Maria Gsell-Murray (the social committee) invited all residents to the HOA Board's "Raise the Roof" Celebration.

The results of the election for the Board were then announced by Bob Kelly (Ameri-Tech):

Don Robinson (74) votes  
Jeff Curry (72) votes  
Cher Peper (68) votes  
Thomas Humma (67) votes

The people with the top (3) highest votes (Don Robinson, Jeff Curry, and Cher Peper) will hold a 2-year term, and the 4<sup>th</sup> highest (Thomas Humma) will hold a 1-year term.

The two with the lowest number of votes will not be on the Board:

Choudhry Arain (28) votes  
Sulalita Sharma (26) votes

The new Board reconvened for an organizational meeting at 7:22 pm.

### Board Members in Attendance:

Stephanie Pepin,  
Cher Peper,  
Thomas Humma,  
Jeff Curry

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## **Villa Serena Owners Association, Inc. Meeting Minutes**

A motion was made by Cher Peper to nominate Stephanie Pepin as President. The motion was seconded by Thomas Humma.

A motion was made by Stephanie Pepin to nominate Cher Peper as Vice President. The motion was seconded by Thomas Humma.

A motion was made by Stephanie Pepin to nominate Thomas Humma as Treasurer. The motion was seconded by Jeff Curry.

A motion was made by Stephanie Pepin to nominate Jeff Curry as Director. The motion was seconded by Thomas Humma.

All motions passed unanimously, and Jeff Curry was seated as Director.

A motion to adjourn the meeting was made by Stephanie Pepin. The motion was seconded by Jeff Curry and passed unanimously. The meeting adjourned at 7:31 p.m.

May 31, 2023  
Date

Ronald Robinson