

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes May 31, 2023

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on May 31, 2023 at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 6:31pm.

Board Members in attendance:

Stephanie Pepin, President

Cher Peper, Vice President

Thomas Humma, Treasurer

Don Robinson, Secretary

Also, in attendance was Christina Kelly, of Ameritech

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

Proof of Meeting Notice was established, having been posted May 26, 2023.

A motion was made by Don Robinson to approval of the Minutes of the December 17, 2023 Board Meeting and the March 22, 2023 Annual Meeting. The motion was seconded by Thomas Humma passed unanimously by all Board members present.

Stephanie Pepin and Thomas Humma discussed the Landscape Contract Proposal and the Landscape Committee's scope of responsibility.

Stephanie Pepin opened the floor for Member Comments.

A motion was made by Cher Peper to approve a contract with BrightView Landscaping for a yearly base amount of \$93,204.00 for general Community landscape maintenance. The motion was seconded by Don Robinson and passed unanimously.

A motion was made by Don Robinson for the Board to impose the \$500.00 fine recommended by the Compliance/Fining Committee on March 8th.

A motion was made by Don Robinson to form a Landscape Committee chaired by Thomas Humma to oversee the Landscape maintenance contract and to advise the Board on Landscaping expenditures. The motion was seconded by Cher Peper and passed unanimously.

A motion to adjourn was made by Don Robinson. The motion was seconded by Cher Peper, and the meeting was adjourned at 7:13 pm.

Approved by Board vote on July 5, 2023