

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes January 17, 2018

The Board of Directors meeting of Villa Serena Owners Association, Inc. (the "Association") was held on January 17, 2018, at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Carol Stanford called the meeting to order at 6:32 p.m.

Board members in attendance:
Carol Stanford- President
Debbie Caruso- Treasurer
Don Robinson- Secretary
Susan White- Director

In attendance was Gloria Reed, Community Manager of Ameri-Tech.

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

A motion was made by Carol Stanford to approve the Minutes of 10/4, 11/4, and 12/6/17. The motion was seconded by Susan White and passed unanimously.

Gloria Reed gave the Community Manager's report. She reported on many things, including roof inspections, landscaping, the GateKing system, and the engineer's findings related to the drainage and erosion problems behind River Turia, the NE pond wall, and the north side drainage ditch.

The floor was opened for members to comment on agenda items.

A motion was made by Carol Stanford to approve the "RESOLUTION REGARDING THE FINE PROCESS FOR NON-COMPLIANCE OF THE GOVERNING DOCUMENTS" (Fining Policy.) The motion was seconded by Susan White and passed unanimously.

A motion was made by Carol Stanford to approve the "RESOLUTION OF THE BOARD OF DIRECTORS PROVIDING FOR APPOINTMENT OF THE PROPERTY MANAGER AS DESIGNATED AGENT FOR THE BOARD OF DIRECTORS TO ISSUE NOTICES TO OWNERS AND/OR OCCUPANTS OF FINES AND/OR SUSPENSIONS." The motion was seconded by Susan White and passed unanimously.

A motion was made by Carol Stanford to approve the "RESOLUTION OF THE BOARD OF DIRECTORS PROVIDING FOR PRESIDENT TO HAVE DECISION MAKING AUTHORITY ON MATTERS THAT ARISE BETWEEN BOARD MEETINGS THAT INVOLVE MONETARY APPROVAL OF TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500) OR LESS." The motion was seconded by Susan White and passed unanimously.

A motion was made by Carol Stanford to approve the purchase from Fitnessmith of a free-weight tower for the Fitness Room. The motion was seconded by Susan White and passed with Susan White, Donald Robinson, and Carol Stanford voting yes and Debbie Caruso voting no.

A motion was made by Carol Stanford to approve the purchase and replacement of the eight carriage lights at the entrance. The motion was seconded by Don Robinson and passed unanimously.

A motion was made by Carol Stanford to approve the contract with Integrity Pressure Washing to pressure wash and seal the pavers around the pool and clubhouse and to pressure wash the entry pavers. The motion was seconded by Susan White and passed unanimously.

A motion to adjourn the meeting was made by Don Robinson. The motion was seconded by Carol Stanford and passed unanimously. The meeting adjourned at 7:08 p.m.

6-13-18

Date


Secretary