

Villa Serena

**Villa Serena Owners Association, Inc.
Meeting Minutes
December 2, 2020 and December 30, 2020**

December 2, 2020

The Board of Directors meeting of Villa Serena Owners Association, Inc. (the "Association") was held on December 2, 2020 at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578.

Carol Stanford called the meeting to order at 6:30 p.m.

Board members in attendance:

Carol Stanford- President

Todd Setter- Vice President

Debbie Caruso- Treasurer

Don Robinson- Secretary

Choudhry Arain- Director

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

The meeting was moved from the Meeting room to the pool area because of COVID concerns among the crowd. A quorum was established and the President welcomed members to the meeting.

The floor was opened for members to comment on the budget.

Carol Stanford made a motion to approve 2021 Budget as mailed to owners. with. The motion was seconded by Debbie Caruso and passed with Stanford, Setter, Caruso, and Robinson voting Yes. Arain voted No.

The floor was opened for members to comment on the Rules and Regulations revisions. Some members objected to the parking rules changes. Members also objected to the booklet format in which the Rules and Regulations were mailed to members; they requested redline copies. President Carol Stanford continued the meeting until redline copies could be posted for members, and scheduled the continuation of the meeting for December 10th. A resident sent the Board a letter opposing the revisions and asserting that a continuance on December 10th didn't meet the 14 day requirement; the letter was forwarded to the Board attorney. (A copy of the letter, as requested, is attached to the minutes.) In order to be sure to meet the 14 day requirement, another notice was mailed to all owners on December 10th along with full-size redline copies; in that mailer was a notice that the meeting was rescheduled to resume on December 30, 2021.

December 30, 2020

Carol Stanford recalled the meeting to order December 30, 2021 at 6:30 pm at the pool area.

Board members in attendance:

Carol Stanford- President

Todd Setter- Vice President

Debbie Caruso- Treasurer

Don Robinson- Secretary

Choudhry Arain- Director

Also in attendance were Christina Kelly, Community Manager of Ameri-Tech and the Association attorney, Karen Maller.

The floor was opened for members to comment on the agenda items. Karen Maller, the Board attorney, and the Board answered the questions and concerns of the residents about the Rules and Regulations revisions for parking and cameras.

A motion was made by Carol Stanford to approve the Rules and Regulations revisions as mailed to Members in the November 18 mailing and the December 10 mailing. The motion was seconded by Debbie Caruso and passed unanimously,

A motion was made by Don Robinson to approve a contract with Specialty Builders and Developers, LLC. for \$6,400.00 to correct drainage problems between buildings 21 & 27 [added item]

A motion to adjourn the meeting was made by Todd Setter. The motion was seconded by Carol Stanford and passed unanimously. The meeting adjourned at 7:20 pm.
