

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes August 11, 2021

The Board of Directors meeting of Villa Serena Owners Association, Inc. (the "Association") was held on August 11, 2021 at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578.

Debbie Caruso called the meeting to order at 6:30 p.m.

Board members in attendance:

Debbie Caruso- President

Michael Stone- Vice President (on speakerphone)

Maria Gsell-Murray:- Treasurer

Don Robinson- Secretary

Choudhry Arain- Director

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

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

A motion was made by Don Robinson to approve the Minutes for June 6, 2021. The motion was seconded by Debbie Caruso. It passed unanimously with the correction of the spelling of one name.

Christina Kelly, the Community Manager, led a discussion of several topics of interest and concern to the community. Community input was welcomed and included in the discussion throughout the meeting.

1. She described the changes being made to the fire sprinkler system and how Cox Fire Sprinkler is wiring each building to alarm and signal separately, and that this was necessary because the previous system is no longer produced and that it could no longer be serviced. The new system will require a larger cost for cellphone communication.
2. She discussed the new landscape company, Floralawn, and how they organize their operations within the community. There was a discussion of landscaping concerns.
3. She discussed the repair of some of the fitness equipment and the purchase of two new bikes, but that shipping problems were causing a protracted delay in getting the new equipment.
4. She discussed openings on the Compliance/Fining Committee and the Architectural Review Committee and solicited people who might be interested in serving.
5. She led a long discussion about the unexpected and drastic premium increase for the Community Master Insurance policy; the cost went from a budgeted \$130,000 to \$320,000. It was discussed that the premium increase would likely cause maintenance fees to increase and that state law restricts increases to 15% a year without a Membership vote. Much input came from the members and a lot of information and knowledge about insurance was shared within the group.

A motion to adjourn was made by Don Robinson and seconded by Maria Gsell and Debbie Caruso adjourned the meeting at 7:20 pm.

Date