

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes December 17, 2022

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on December 17, 2022 at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 9:35 am.

Board Members in attendance:
Stephanie Pepin, President
Maria Gsell-Murray, 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 December 12, 2022. This special time was necessary to approve a tree trimming contract to be completed before the beginning of roof replacement.

A motion was made by Don Robinson to approval of the Minutes of the two November 9, 2022 meetings: the 2023 Budget Adoption Meeting and Roof Replacement Special Assessment Meeting. The motion was seconded by Maria Gsell-Murray and passed unanimously by all Board members present.

Stephanie Pepin announced and accepted the resignations from the Board of Donna Herzog and Sharon Grant and thanked them for their service.

A motion was made by Don Robinson to appoint Cher Peper and Thomas Humma to fill the two empty Board seats. The motion was seconded by Maria Gsell-Murray and pass unanimously by all Board members present. Cher Peper and Thomas Humma took their seats on the Board.

A motion was made by Maria Gsell-Murray for Stephanie Pepin to serve as Board President; for Cher Peper to serve as Vice-President; for Thomas Humma to serve as Treasurer; for Don Robinson to serve as Secretary; and for Maria Gsell-Murray to serve as Director. The motion was seconded by Thomas Humma and passed unanimously.

A motion was made by Maria Gsell-Murray to approve a contract for \$14,872.00 with Floralawn Landscaping to trim trees for the beginning section of the roof project. The motion was seconded by Cher Peper and passed unanimously.

The meeting adjourned was adjourned at 9:50, with a Reroofing Presentation to follow.

A reroofing project information meeting was held for the Community:

Previous meetings have covered the company (Number One Roofing,) the underlayment, the shingle style and color, and the warranty for the new roofs.

This meeting was informational about the reroofing process. Christina Kelly and Lorenzo Berry from Ameritech spoke about the logistics of such a large undertaking: scheduling, contractor access, parking, preparations, precautions.

Comments and questions were welcomed from the Members.

Approved by Board vote at May 31, 2023 Board Meeting.