

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes July 27, 2022

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on July 27, 2022 at the Clubhouse poolside located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 6:30 p.m. The Meeting was open to Zoom participation.

Board members in attendance:

Stephanie Pepin, President

Don Robinson, Secretary

Donna Herzog, Director (via Zoom)

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 April 20, 2022. The motion was seconded by Donna Herzog and passed unanimously by all in attendance.

A motion was made by Don Robinson to appoint Sharon Grant as a member of the Villa Serena Owner's Association Board of Directors, to replace Michael Stone. The motion was seconded by Donna Herzog and was passed unanimously by all in attendance. Sharon Grant was seated immediately as a Vice President.

Stephanie Pepin, the President, conducted an informational forum for the Membership and open for Member comments and questions.

1. The premium for the Association Insurance policy increased 14% to \$364,000.00 for the year. \$164,000.00 was sent up front and the remaining premium will be paid in eleven (11) installments with a 3% fee.
2. Fire sprinkler follow-up inspections will be scheduled. 114 painted sprinkler heads and 28 corroded sprinkler heads must be replaced. After final inspections, an action plan will be created for replacements and allocating cost.
3. The annual Roof inspection showed that the Clubhouse Building and four other residential buildings need to be replaced imminently, with fourteen other buildings requiring significant repairs. The inspection reported that all buildings are reaching the end of their useful lives. Currently, the Association has \$1.1 million in roof replacement reserves.
4. A Road Inspection showed that the roads need to be resealed very soon. More information will be forthcoming after receiving all bids and work timetables.

A motion to adjourn the meeting was made by Don Robinson. The motion was seconded by Sharon Grant and passed unanimously. The meeting adjourned at 7:28 pm.

9/6/2022

Date

Christina Kelly