

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes March 9, 2022

The Board of Directors meeting of Villa Serena Owners Association, Inc. (the "Association") was held on March 9, 2022, at the Clubhouse poolside 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:

Stephanie Pepin, President
Maria Gsell-Murray, Treasurer
Don Robinson, Secretary
Nissa Martinez, 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 November 3, 2021; January 12, 2022; and February 2, 2022. The motion was seconded by Maria Gsell and passed unanimously.

Stephanie Pepin, the President, made Board announcements

- Insurance remains a concern. Insurance underwriters continue to leave the market or stop underwriting communities, consequently, Florida is currently considered a "hard" market. Our Agent of Record is preparing to "shop" the community to underwriters. More information will come at the May meeting.
- A new stationary bike was installed in the gym, replacing one that was broken.
- Until the timers are repaired, please manually turn off the lights and fan in the gym.
- With the new trash and recycling pickup times, trash can be put out after dark the night before. The rule will be officially changed at a later time.
- A much-needed additional can was put at the Pet waste station in the "Park" near the pool.
- It was officially announced and read into the Minutes that Maria Gsell, Nissa Martinez, and Stephanie Pepin all completed the "Board Basics" Board Certification Class with CAM Academy on February 19, 2022.

The floor was opened for members to comment on the agenda items. A petition requesting a future agenda item was presented to the Board.

Don Robinson made a motion to approve a contract for \$4,600 with M&M Commercial services to remove and replace one driveway and two walkways; and to grind 18 raised areas of concrete. The motion was seconded by Maria Gsell and passed by unanimously.

A motion to adjourn the meeting was made by Don Robinson. The motion was seconded by Maria Gsell and passed unanimously. The meeting adjourned at 7:10 p.m.

Date