

# *Villa Serena*

## **Villa Serena Owners Association, Inc. Meeting Minutes**

**September 6, 2022**

The Board of Directors budget workshop meeting of Villa Serena Owners Association, Inc. (the "Association") was held on September 6, 2020, at the Clubhouse pool, 2239 Kings Palace Dr. Riverview, FL. Stephanie Pepin called the meeting to order at 6:30 pm.

Board members in attendance:

Stephanie Pepin- President

Sharon Grant- Vice President

Maria Gsell-Murray- Treasurer

Don Robinson- Secretary

Donna Herzog- Director, via Zoom

In attendance was Christina Kelly, Community Manager from Ameri-Tech.

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

A motion was made by Maria Gsell to approve the Minutes for July 27, 2022. The motion was seconded by Don Robinson and passed unanimously.

The floor was opened for members to comment on the agenda items.

Stephanie Pepin gave an update on the 2023 budget. Currently, they are getting information about expected pricing and costs for 2023 from vendors and utility providers. Currently, our 2022 budget is running roughly \$12,000.00 over budget.

Stephanie gave an update on the roof inspection. Four buildings need to be replaced immediately, with many having only two or three years of life, and need many thousands of dollars in repairs for lost and "zippering" shingles. Currently, we \$1.2 million in roof replacement reserves which is not enough to reroof the community. At the current cost to replace roofs, it could take through 2033 to finish all of the buildings with our current reserve collections.

Kelly Glisson, from the social committee, announced that the date and time for the Community Yard Sale would be November 12th, from 7am to 1 pm.

Don Robinson made a motion to approve a contract with Rose Paving for \$30,596 to reseal and repaint the road services and parking lots, and to repair the depression on Kings Palace. The motion was seconded by Maria Gsell and passed unanimously.

Don Robinson made a motion to table the agenda item about the retention pond skimmer. The motion was seconded by Maria Gsell and passed unanimously.

Don Robinson made a motion to adjourn. The motion was seconded by Sharon Grant and passed unanimously. Stephanie Pepin adjourned the meeting at 7:38 pm.

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Date