

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes August 9, 2023

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on August 9, 2023 at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 6:30 pm.

Board Members in attendance:

Stephanie Pepin, President

Cher Peper, Vice President

Jeff Curry, Director- on speakerphone

Don Robinson, Secretary

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

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

Proof of Meeting Notice was established, having been posted August 4, 2013.

A motion was made by Don Robinson to waive reading and approve the Minutes of the July 5, 2023 Board Meeting. The motion was seconded by Cher Peper passed unanimously by all Board members present.

Stephanie Pepin opened the floor for Member Comments.

A motion was made by Cher Peper to approve a contract with BrightView Landscaping for \$6,873.44 to complete a community "cleanup project" (hand-weeding) contingent upon satisfactory performance on weekly maintenance. The motion was seconded by Don Robinson and passed unanimously.

A motion was made by Cher Peper to approve a contract for \$831.79 with BrightView Landscaping to remove a ligustrum tree and replace it with border grass and to replace three Japanese yews. The motion was seconded by Don Robinson and passed unanimously.

A motion was made by Don Robinson to approve new Clubhouse Reservation Requirements limiting the size of clubhouse gatherings and restricting clubhouse guests access to the pool. The motion was seconded by Cher Peper and passed unanimously.

Stephanie Pepin and Christina Kelly spoke about the Wind Mitigation Inspections and the Wind Mitigation Certificates that were mailed to homeowners.

-The Community Master Insurance premium was lowered \$15,000 because of the secondary water barriers that were installed during the reroofing project and because of the Golden Seal Pledge roof warranties.

-Ameri-Tech recently mailed address-specific Wind Mitigation Certificates to each owner. Individual owners can share the certificates with their Contents Insurance carrier and may be able to get a reduction in their H06 contents premiums.

An Emergency Agenda item was added by Stephanie Pepin.

The south irrigation pump is not operating. After discussion, a motion was made by Don Robinson to spend no more than \$12,369.71 to replace the south well pump and components if replacement becomes necessary. The motion was seconded by Cher Peper and passed unanimously.

A motion to adjourn was made by Don Robinson. The motion was seconded by Cher Peper and the meeting was adjourned at 7:40 pm.

Page 2 of 2

MINUTES WERE APPROVED AND PASSED BY BOARD VOTE AT THE NOVEMBER 15, 2023 BOARD MEETING.