

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes July 5, 2023

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on July 5, 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

Thomas Humma, Treasurer

Jeff Curry, Director

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 June 30, 2023.

A motion was made by Don Robinson to approval of the Minutes of the May 31, 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 Don Robinson to approve a contract with BrightView Landscaping for \$5301.99 to replace eight (8) trees. The motion was seconded by Thomas Huma and passed unanimously.

A motion was made by Cher Peper to approve a contract with Cox Fire Protection for \$4,628.00 to replace exterior fire sprinkler back-flows, and \$8,034.00 to replace fire sprinkler heads that were flagged in the yearly inspection. The motion was seconded by Thomas Huma and passed unanimously.

A motion was made by Jeff Curry to approve a contract with Velocity Construction for \$13,900.00 to replace four (4) driveway sections and to grind 91 sq. feet of uneven concrete. The motion was seconded by Thomas Huma and passed unanimously.

A motion was made by Cher Peper to spend no more than \$6,300.00 for a security camera system for the clubhouse, gym, and pool area; and to explore acquiring a new system for the front gates. The motion was seconded by Jeff Curry and passed unanimously.

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Stephanie Pepin and Christina Kelly spoke to the members about the Community Property Insurance increase of \$109,000 and its effect on the budget.

Secretary's Note: After the Board Meeting, wind mitigation certificates were filed with the insurance carrier and the premium was reduced by \$14,000.

Stephanie Pepin spoke to the members about some incidents of unruly behavior at the pool. She held a brainstorming session with the members, soliciting suggestions for possible Clubhouse and pool use restrictions.

A motion to adjourn was made by Don Robinson. The motion was seconded by Thomas Huma, and the meeting was adjourned at 8:15 pm.

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APPROVED BY BOARD VOTE AUGUST 9, 2023