

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes February 14, 2024

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on February 14, 2024 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- on Zoom
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 on February 9, 2024.

A motion was made by Don Robinson to waive reading and approve the Minutes of the November 15, 2023 Board Meeting. The motion was seconded by Cher Peper passed unanimously.

President Stephanie Pepin addressed several issues: 1. The three-year reevaluation of the Community raised the insurable value of the Community from \$60 million to \$82 million. She expressed that it is uncertain how this will affect insurance premiums. 2. The 2023 Budget was \$1.147 million. Expenditures for the 2023 fiscal year were \$10,000 less than the budgeted items. 3. Stephanie discussed the random and unexpected leaks that have occurred in the fire sprinkler system. She described the cause and the expense for repairs and fire watch necessary during the repairs process. Christina Kelly, our LCAM, explained that the Association is not responsible for damage to units from sprinkler leaks, whether or not it was the fault of the builder.

Stephanie Pepin opened the floor for comments about the Agenda Items.

A motion was made by Cher Peper to approve a contract with Crowder's Landscaping, Inc. for \$8,200 to trim trees throughout the community. The motion was seconded by Jeff Curry and passed unanimously.

Stephanie Pepin withdrew Agenda Item 6, Landscaping quotes, from the meeting. She said since we would likely be engaging a different landscaping company in the future (different than Brightview Landscaping,) it would be prudent to wait until that company is on board before ordering the second round of plantings.

A motion was made by Don Robinson to formalize the payment of \$2,869.63 for a mailbox section installed by Forsite Mailboxes, Signs, and Site Amenities. This was added as an Emergency Item during the November 15, 2023 meeting. The motion was seconded by Thomas Humma and unanimously.

A motion was made by Don Robinson to approve a contract with Floralawn for \$2,043.49 to replace the damaged north side irrigation controller with a Hunter controller. The cost will become an "owner's charge." The motion was seconded by Thomas Humma and passed unanimously.

A motion was made by Don Robinson to impose the fine recommended by the Compliance/Fine Committee for \$1,100.00 for the recorded homeowner. The motion was seconded by Cher Peper and passed unanimously.

A motion to adjourn was made by Don Robinson. The motion was seconded by Thomas Humma and the meeting was adjourned at 7:50 pm.

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Minutes were approved by Board Vote March 20, 2024