

# *Villa Serena*

## **Villa Serena Owners Association, Inc. Meeting Minutes August 7, 2024**

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on August 7, 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 (on Zoom)

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 August 2, 2024.

A motion was made by Don Robinson to waive reading and approve the Minutes of the June 5, 2024 Board Meeting. The motion was seconded by Cher Peper and passed unanimously.

Stephanie Pepin described the tree and plant removal locations and the replacement locations.

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

A motion was made by Cher Peper to Velocity Construction for \$9,850.00 to remove and replace two dangerously cracked driveways and to grind various areas of raised concrete. The motion was seconded by Don Robinson and passed unanimously.

A motion was made by Don Robinson to approve a contract with South Tampa Tree Service, LLC. for \$3,400.00 to remove six trees and tree ring bushes. The motion was seconded by Cher Peper and passed unanimously.

A motion was made by Thomas Humma to approve a contract with Fischer Landscaping for \$3,749.00 for tree and Plant replacement. The motion was seconded by Jeff Curry and passed unanimously.

A motion was made by Don Robinson to approve a contract with RML Acoustics for \$4,500 and Keane Acoustics for \$3,850 to study out building structures and produce reports evaluation the sound properties of the buildings and produce recommendations about 2nd floor hard surface flooring. The motion was seconded by Cher Peper. The motion passed with Stephanie Pepin, Cher Peper, and Don Robinson voting Yes, and Jeff Curry and Thomas Humma voting No.

A motion to adjourn was made by Don Robinson. The motion was seconded by Cher Peper and the meeting was adjourned at 7:32 pm.

Page 2 of 2

MINUTES WERE APPROVED AND PASSED BY BOARD VOTE AT NOVEMBER 13 MEETING.