

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes June 5, 2024

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on June 5, 2024, at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 6:29 pm.

Board Members in attendance:
Stephanie Pepin, President
Cher Peper, Vice President
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 May 26, 2024.

A motion was made by Don Robinson to waive reading and approve the Minutes of the March 20, 2024, and April 23, 2024 Board Meetings. The motion was seconded by Cher Peper and passed unanimously.

Representatives from three different landscaping companies: Breit Turf, Fieldstone, and Cornerstone gave brief presentations and were interviewed in half-hour increments. The Board, the property manager, and Association Members were able to question the representatives.

After the landscaping interviews, President Stephanie Pepin addressed an issue: A rumor had been circulating around Villa Serena that Board Members were doing Association repairs and handy-man tasks for money. She was extremely clear that no Board Member, by law, can make money from anything done at Villa Serena. If anyone sees Board Members doing labor at Villa Serena, it is being done for free. Also, any Association Member can access all budgets on the Villa Serena website and can see that no Board Member has ever been reimbursed for any labor.

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

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

A motion was made by Don Robinson to pay \$26,956.32 to Chris's Plumbing to purchase and install a new Lift Station pump and to rebuild the two pumps that were removed from the Lift Station. The motion was seconded by Cher Peper and passed unanimously.

[The week of May 5, the Lift Station trouble light came on. Chris's Plumbing came out and discovered that the two pumps in the Lift Station were in trouble. They removed both pumps and replaced one with the extra pump that Villa Serena had in the warehouse. The station is not designed to operate with only one pump, so it was decided to purchase, on an emergency basis, a new pump for \$14,185.90 to be installed immediately, and to spend \$12,770.42 to rebuild the two removed pumps to have on "the bench" as backups.]

A motion was made by Cher Peper to approve a 51-visit contract with Breit Turf Landscaping for \$124,200.00 annually for Landscaping maintenance. The motion was seconded by Don Robinson and passed unanimously.

Stephanie Pepin finished the meeting with an Insurance update. In January of this year, Villa Serena was due for its 3-year property value reappraisal (as required in Florida Statutes 718.111 (11) (a)). The insurable value of our property increased from \$60,790,500 three years ago to \$79,462,802. That is a 30% increase in the value of the Community. We were given a quote from our current property insurance carrier (Citizens Insurance) of an increase of 37%. Most of the 37% increase was due to the increased appraised value of Villa Serena. That would have been an increase of \$151,780 on our property portion of our insurance. Fortunately, another insurance company offered the same coverage as Citizens that decreases our current premium overall by 2.38%. Instead of paying more for our insurance renewal this year we will be paying a little less. When asked what factors determined these decrease in the premiums, one new roofs were the explanation given.

A motion to adjourn was made by Don Robinson. The motion was seconded by Cher Peper and the meeting was adjourned at 8:45 pm.

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Minutes were approved by Board Vote on August 7, 2024.