

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes March 20, 2024

The **Annual Members Meeting** of the Villa Serena Owners Association, Inc. (the "Association") was held on March 20, 2024, at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Notice of the Meeting had been mailed to all Members and posted on the required notice board. Stephanie Pepin called the meeting to order at 6:35 pm.

Board Members in attendance:

Stephanie Pepin, President
Cher Peper, Vice President
Thomas Humma, Treasurer
Jeff Curry, Director
Don Robinson, Secretary

It was established that there were not enough proxies to hold an Annual Meeting.

A **Board of Directors Organizational Meeting** of the Villa Serena Owners Association, Inc. (the "Association") was held on March 20, 2024 at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 6:38 pm.

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 above the mailboxes, mailed to all Members, and posted on the required notice board.

Only two people put their names into nomination for election to the Board of Directors. Since only two positions were open, an election was not necessary.

- Don Robinson made a motion to nominate Stephanie Pepin as Board President. The motion was seconded by Cher Peper. The motion was passed unanimously by the Board.
- Stephanie Pepin made a motion to nominate Cher Peper as Board Vice President. The motion was seconded by Don Robinson. The motion was passed unanimously by the Board.
- Don Robinson made a motion to nominate Thomas Humma as Board Treasurer. The motion was seconded by Stephanie Pepin. The motion was passed unanimously by the Board.
- Stephanie Pepin made a motion to nominate Don Robinson as Board Secretary. The motion was seconded by Cher Peper. The motion was passed unanimously by the Board.
- Stephanie Pepin made a motion to nominate Jeff Curry as Board Director. The motion was seconded by Cher Peper. The motion was passed unanimously by the Board.

A motion was made by Don Robinson to waive reading and approve the Minutes of the February 14, 2024 Board Meeting. The motion was seconded by Cher Peper passed unanimously

President Stephanie Pepin addressed costs, many of them unexpected, that had to be born by the Association in the last year:

- Plumbing Repairs totaling \$8,415.00, including Clubhouse Toilet Replacement \$627.00, and a Water Meter Replacement \$876.00. Most charges were for Pressure Relief Valve Replacement.
- Irrigation Well Pump Replacement \$1,322.00
- Clubhouse and Gym Ceiling Fan Replacement \$522.00
- Swimming Pool Pump Motor Replacement. \$1,188.00. (That motor had to be replaced later- but was under warranty.)
- Pool Pump Re-piping \$1500.00
- Landscaping:
 - Bush Replacement \$11,716.00
 - Tree Replacement \$6,279.00
 - Clubhouse Shrubs \$831.00
 - Cleanup (hand pulling weeds) \$7050.00
- Mailbox Section Replacement \$2,869.00
- Fire Sprinkler Attic Leak Repairs (3 incidents) \$7,645.00
- Fire Watch for Sprinkler Attic Leak Repairs \$3,200.00
- Fire Sprinkler Replacement after Inspections \$8,034.00

Stephanie Pepin opened the floor for an Open Forum.

Members spoke/asked about stains on the buildings and sidewalks, unburied Frontier and Spectrum cable lines, and loud cars at the gate.

A petition was presented to the Board: "Signatures of Approval for the Change for Section 11.3(c) of the Declaration of Condominium." Christina Kelly assessed that there were 79 valid signatures, a number exceeding the threshold of 65 signatures needed to make a valid petition. Stephanie Pepin briefly explained the process and required timeline for a Declaration change vote.

A motion to adjourn was made by Don Robinson. The motion was seconded by Thomas Humma and passed unanimously. The meeting adjourned at 7:35 pm.