

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes November 13, 2024

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on November 13, 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
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 mailed and posted on October 29, 2024.

A motion was made by Thomas Humma to waive reading and approve the Minutes of the August 7, 2024 Board Meeting and October 16, 2024 Budget workshop.

The motion was seconded by Cher Peper and passed unanimously by all present.

Acoustic Engineer, Michael Keene, of Keene Acoustics described his background and credentials. He discussed his study of the Villa Serena flooring system and his opinions and evaluation of the effect of changing the Declarations change that would allow changing 2nd floor units to replace carpet with various hard surface flooring. Residents were encouraged to ask questions and express comments. His presentation lasted 60 minutes.

A motion was made by Don Robinson to contract with Gator Boyz for \$11,050 pressure wash the community front porches, all sidewalks and driveways, all gutters, the pool deck and chairs, the Community entrance, and the Gornto Lake sidewalk. The motion was seconded by Thomas Humma and passed unanimously.

A motion was made by Cher Peper to accept the contract with Fischer Landscaping for \$12,343.75 to replace six trees, 433 bushes, and 586 sq. feet of sod. The motion was seconded by Thomas Humma and passed unanimously.

A motion was made by Don Robinson to pay \$8,150.00 to Kevin Wilcombe's Tree Works and \$2,000.00 to Just Do It Tree Care for emergency removal of trees that had fall near buildings during Hurricane Milton. The motion was seconded by Thomas Humma and passed unanimously.

A motion was made by Don Robinson to approve a one year contract with Scoopy Poopy Poop (\$275.00 per month) for pet waste disposal and pet station bag replenishment. The motion was seconded by Thomas Humma and passed unanimously.

A motion was Cher Peper to approve the 2025 Budget as mailed to Members on October 29th. The motion was seconded by Don Robinson and passed unanimously.

Stephanie Pepin opened the floor for comments about any additional concerns.

A motion to adjourn was made by Don Robinson. The motion was seconded by Thomas Humma and the meeting was adjourned at 8:05 pm.

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MINUTES WERE APPROVED AND PASSED BY BOARD VOTE AT THE FEBRUARY 12, 2025 BOARD MEETING.