

Villa Serena

Villa Serena Owners Association, Inc. Special Members Meeting Minutes December 11, 2024

The Special Members Meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on December 11, 2024, at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 6:35 pm.

Board Members in attendance:

Stephanie Pepin, President

Cher Peper, Vice President- on phone

Don Robinson, Secretary

Also, in attendance was Christina Kelly, of Ameri-Tech.

Proof of Meeting Notice was established, having been mailed and posted on October 29, 2024.

A quorum was established, and the President welcomed members to the meeting.

A counting of proxies and ballots was undertaken by Christina Kelly and two residents. While the votes were being tabulated, President Stephanie Pepin addressed several issues

- She announced that the roof loan from #1 Roofing has been completely repaid, with \$1.2 million down and \$765,000 paid over two years. She symbolically burned the mortgage.
- She talked about some of the difficulties experienced with NEXTDOOR, the community social media App and got input from members about migrating to a closed FACEBOOK page.

-She spoke about some of the effects and costs of Hurricane Milton. We experienced a lot of localized street flooding which was taken care of by the residents who went out and cleared the drains of debris and cut and moved some fallen trees and branches. Some fences were loosened by the storm; they were repaired.. Soffits throughout the Community had been dislodged or blown out; they were repaired. Two oak trees had to be removed from the north side of the property that had fallen on the back of a building. The two trees cost \$8,600 to removed and the damage to the roof cost \$1,400.

-She addressed the concerns about the seventeen large oaks next to the north side creek that were blown down by the storm. The removal and clean up of that area is still, to be determined. Hillsborough County has an easement on that area and it is still to be determined what that will pay to repair and how we can get the to do it. That area is a wilderness area and may take a while to get it done.

-She discussed some of the repairs to the landscaping and the need to water it to get it established. She described how the landscapers are doing well with their timetable.

The votes were counted and tabulated and Christina Kelly came out and announced the results: there were

There were 114 votes total, enough to establish a quorum.

There were 39 Yes votes.

There were 76 No votes.

The proposed change to the Declarations of Condominium of Villa Serena did not pass. Residents living on the second floor cannot change their carpet to anything except approved carpet.

The meeting was adjourned at 6:50 pm.

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