



**Villa Serena Owners Association, Inc.
Board Meeting/Budget Workshop Minutes
October 25, 2025**

The Board of Directors Meeting and the 2026 Budget Workshop of the Villa Serena Owners Association, Inc. (the "Association") was held on October 25, 2025, at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 8:35 am.

Board Members in attendance:

Stephanie Pepin, President

Cher Peper, Vice President

Thomas Humma, Treasurer

Don Robinson, Secretary

Kaz Ortiz, Director

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

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

Proof of Meeting Notice was established, having been posted on October 20, 2025. It was also posted on signs throughout the Community and sent to Members in an email.

A motion was made by Don Robinson to wave reading and approve the Minutes of the September 10, 2025 Board meeting. The motion was seconded by Kaz Ortiz and passed unanimously.

A motion was made by Cher Peper to accept a contract with Gator Boyz to complete pressure washing of the Community sidewalks, driveways, walkways, front porches, curbs, pool area, and pool furniture for \$12,500.00. It is estimated that will be done the first two weeks in November. The motion was seconded by Thomas Humma and passed unanimously.

A motion was made by Thomas Humma to accept the bids from Fisher Landscaping for plant replacement throughout the Community for \$3,668.25. The motion was seconded by Kaz Ortiz and passed unanimously.

The Meeting then moved to the 2026 Budget Workshop. Christina Kelly had previously contacted vendors and suppliers to get an indication of how costs might increase in the 2026 fiscal year. Stephanie Pepin and Christina, with the budget displayed on a large screen, went through the budget items line by line and described any budget changes that may be needed and discussed the items with the Board and Association Members. Insurance cost and the costs associated with aging infrastructure was a common topic.

No votes were taken about the Budget. The proposed Budget will be mailed to the Membership and the Budget Adoption Meeting will be November 19, 2025 at 6:30 pm.

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

A motion to adjourn was made by Don Robinson. The motion was seconded by Kaz Ortiz and the meeting was adjourned at 8:35 am.

MINUTES WERE APPROVED AND PASSED BY BOARD VOTE AT THE NOVEMBER 19, 2025 BOARD MEETING,