



Villa Serena Owners Association, Inc.
Annual Members Meeting and Board Organizational Meeting Minutes
March 26, 2025

The Board of Directors Members Meeting and the Board Organizational Meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on March 26, 2025, at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the Annual Membership meeting to order at 6:34 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.

The President welcomed members to the meeting.

Proof of Meeting Notice was established, having been mailed and posted on February 24, 2025.

A quorum was NOT established. 78 proxies were needed to hold a Members Meeting , but only 46 were returned or in attendance. The President adjourned the Members Meeting at 6:35 and opened the Board Organizational Meeting.

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

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Stephanie Pepin explained that there were three Board seats were open and only three people submitted their names, so an election was not necessary. She announced that the three people who submitted their names were Cher Peper, Don Robinson, and Amauri (Kaz) Ortiz.

Stephanie Pepin announced that the Board would vote on its organization structure.

A motion was made by Thomas Huma nominating Don Robinson to serve as the Board Secretary. The motion was seconded by Cher Peper and passed unanimously by all present.

A motion was made by Stephanie Pepin nominating Thomas Huma to serve as Board Treasurer. The motion was seconded by Don Robinson and passed unanimously by all present.

A motion was made by Don Robinson nominating Cher Pepin to serve as Board Vice President. The motion was seconded by Thomas Huma and passed unanimously by all present.

A motion was made by Thomas Huma nominating Stephanie Pepin to serve as Board President. The motion was seconded by Don Robinson and passed unanimously by all present.

Stephanie Pepin thanked Jeff Curry for his hard work as a Board Member. Amari (Kaz) Ortiz will serve as Board Director.

A motion was made by Cher Peper to waive reading and approve the Minutes of the February 12, 2025 Board Meeting. The motion was seconded by Thomas Huma and passed unanimously by all present.

Stephanie Pepin made some general comments: 1. The Association Budget looks healthy for the first three months of the year. 2. Hillsborough County is going to begin the cleanup on their part of the north side drainage ditch. This will require the Association to install a twelve foot wide set of gates in the north fence. Bids are currently being requested. 3. The serpentine hedge behind buildings 21, 22, 23, 24, 25, 26, 27 is being restored. It will take some work and time.

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

Christina Kelly addressed dryer vent cleaning. Notices went out reminding residents to get their dryer vents cleaned. Several residents have been quoted high prices from dryer vent companies who said our community is not up to code, which is untrue. She cautioned that people should not be intimidated by false claims. Names of various companies used by residents were exchanged.

One resident pointed out that the landscapers do not appear to be sharpening their mower blades as often as necessary. Also, the landscaper seems to be spilling gas and oil on the roadways when refueling. This information will be passed to the landscaping company.

The south wall along Kings Palace needs attention. It's landscaping is not up to the quality as the rest of the Community landscaping and far from what it was years ago. That area will be on the list for future consideration.

Driveways will be assessed for grinding or replacement. Only a few can be replaced each year. 2173 KP will be scrutinized.

Insurance is always a concern and somewhat of an unknown, but at this point the outlook is optimistic.

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