



**Villa Serena Owners Association, Inc.  
Meeting Minutes  
November 19, 2025**

The Board of Directors Meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on November 19, 2025, 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 of the Board was established, and the President welcomed members to the meeting.

Proof of Meeting Notice was established, having been posted and mailed to Members.

A motion was made by Cher Peper to wave reading and approve the Minutes of the October 25, 2025 Board meeting. The motion was seconded by Thomas Huma and passed unanimously by all in Board Members in attendance.

President Stephanie Pepin introduced an Emergency Agenda Item. The item was necessary because the date of fire sprinkler repairs was finalized after the Agenda had been mailed. A motion was made by Thomas Huma to approve the motion to require individual Residents to pay for replacement of any painted fire sprinklers in their units..

The motion read: "Based on a previous Board decision, and pursuant to the VS Declarations of Condominium 11.7 and 7.1, any fire suppression sprinkler that has to be replaced on December 3, 2025 will charged \$80 per painted or damaged sprinkler. This will be an Owner charge for 'damage to a common element.' Any Owner who misses the December 3, 2025 date will be liable for the cost of the sprinkler(s) plus any additional charges for the repair people to return."

The motion was seconded by Cher Peper and passed unanimously by all Board Members in attendance

A motion was made by Thomas Huma to approve a resolution the 2026 Annual Budget as mailed to Members. The motion was seconded by Cher Peper and passed unanimously by all Board Members in attendance.

A motion was made by Don Robinson to accept a contract with Fisher Landscaping for up to \$26,800 to mulch areas of the Community. The motion was seconded by Thomas Huma and passed unanimously by all Board Members in attendance.

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 Thomas Huma and the meeting was adjourned at 7:14 pm.

MINUTES WERE APPROVED AND PASSED BY BOARD VOTE AT THE JANUARY 7, 2026