

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes February 12, 2025

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on February 12, 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 on Zoom
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 posted on February 5, 2025.

A motion was made by Cher Peper to waive reading and approve the Minutes of the November 13, 2024 Board Meeting and the December 11, 2024 Special Membership Meeting. The motion was seconded by Don Robinson and passed unanimously by all present.

Cher Peper discussed her proposed Cookie Exchange scheduled on Sunday afternoon, March 2, 2025, from 1:30-3:30 pm. The event is also featured in the Spring 2025 Newsletter, written by Cher Peper.

President Stephanie Pepin discussed the 17+ downed trees on the north side of the community and the numerous discussions with Hillsborough County about their responsibility related to the easement they have for the north side drainage ditch. The County has repeatedly held that the center flow of the ditch is their only responsibility. After several quotes for removal were received, it seems that it would cost more to get involved in a protracted legal argument with the County than it would cost the Association to pay for the tree removal. A motion was made by Don Robinson to let a contract with Crowder Landscaping/Unique Tree Care for \$19,250.00 to clean up the numerous fallen trees left from Hurricane Milton. The motion was seconded by Cher Peper and passed unanimously.

A motion was made by Cher Peper to accept a contract with Fischer Landscaping for \$6,996.75 to replace 2 trees, 116 bushes, 14 cubic yards of mulch, 3 cubic yards of fill dirt, and 575 square feet of sod. The motion was seconded by Don Robinson and passed unanimously.

A motion was made by Cher Peper to accept a contract with Fischer Landscaping/Unique Tree Care Tree for \$15,275.00 for a yearly tree trimming of to an extensive list of trees throughout the Community. The motion was seconded by Don Robinson and passed unanimously.

President Stephanie Pepin discussed some other repairs that have been made around the Community: an exhaust fan in the lady's restroom was replaced; several pressure relief valves were replaced as were some water hose shut off valves; the north side irrigation back-flow preventer was replaced; a carriage light was repaired; metal edging was installed next to the clubhouse; an aged and rusting pet waste station on the north side is scheduled to be replaced.

Stephan Pepin has made a careful accounting of the cost to the Association from Hurricane Milton. Including the contract voted on tonight to have the trees removed from the north side of the property, it appears the storm cost the Association \$47,941. That included getting the lift station pumped out several times when we lost power; repairs to soffits throughout the community that were blown out by the storm; damage to fences, signs, gutters, and downspouts; roof debris cleanup; the emergency removal of trees that had fallen on a building; repairs to the roof sections that had been tree damaged; and, the removal and replacement of other trees downed within the Community.

Stephanie Pepin opened the floor for comments about any additional concerns. A recent incident with a pet was briefly discussed, as was a concern that the storm damage would necessitate a special assessment. Stephanie Pepin was clear that a special assessment would not be necessary.

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 ON MARCH 26, 2025