



Villa Serena Owners Association, Inc.
Meeting Minutes
April 30, 2025

The Board of Directors meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on April 30, 2025, at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Property Manager Christina Kelly, of Ameri-Tech presided over the meeting. Christina Kelly called the meeting to order at 6:31 pm.

Board Members in attendance:
Stephanie Pepin, President, (on Zoom)
Cher Peper, Vice President
Thomas Humma, Treasurer
Kaz Ortiz, Director

A quorum was established, and Property Manager Christina Kelly welcomed members to the meeting. Proof of Meeting Notice was established, having been posted on April 23, 2025. A motion was made by Cher Peper to waive reading and approve the minutes of the Annual and Organizational Meetings on March 26, 2025. The motion was seconded by Kaz Ortiz and passed unanimously by all present.

Christina Kelly detailed various planned landscaping and irrigation improvements (bush replacement, new plantings, and irrigation repairs). A motion was made by Kaz Ortiz to accept the Fischer Landscaping quote of \$5,006.25 for these improvements. The motion was seconded by Thomas Humma and passed unanimously by all present.

Christina Kelly explained the need to trim forty-six (46) palm trees ahead of hurricane season. A motion was made by Cher Peper to accept the Unique Tree Care quote to trim forty-six (46) palm trees (identified in a recent walkthrough), at \$2,990. The motion was seconded by Kaz Ortiz and passed unanimously by all present.

Christina Kelly discussed plans for driveway replacement and sidewalk grinding (identified on a community walk-through). An updated quote from Velocity Construction is expected soon. A motion was made by Thomas Humma to accept a contract with Velocity Construction *not to exceed* their estimate of \$13,450 for driveway replacement and sidewalk grinding. The motion was seconded by Cher Peper and passed unanimously.

Christina Kelly explained the necessity of removing 12 feet of fencing and putting in two (2) gates to allow Hillsborough County access to the easement ditch. We received quotes from two (2) vendors: 1) Fence Outlet for \$2,340 (old fence section not hauled away) *or* \$2,349 (with old fence section hauling), and 2) Local Choice Fence for \$3,215 (old fence section not hauled away). Stephanie Pepin recommended the Fence Outlet quote for \$2,340 (old fence section not hauled away), so that the old fence section could be stored for replacement parts in the future. Kaz Ortega questioned that the Fence Outlet quotes do not indicate that gate posts would be secured with concrete. Christina Kelly believes that Fence Outlet gave verbal assurance of gate posts secured with concrete, but she will get a written update to the quote. A motion was made by Thomas Humma to accept a contract *not to exceed* \$3,215 (highest quote). The motion was seconded by Kaz Ortega and passed unanimously.

We are coming up on our annual fire sprinkler inspection. Since we've had issues with Cox, Stephanie Pepin proposed switching back to Wayne. Wayne inspection cost is \$2,493 less than Cox, and their monitoring cost is also about \$2,000 less. A motion was made by Kaz Ortega to accept the Wayne Fire Sprinkler Inspection contract for \$15,587.50. The motion was seconded by Thomas Humma and passed unanimously. The Cox monitoring contract ends in August. At that time, we can switch to Wayne for monitoring.

Christina Kelly opened the floor for Owner questions or concerns. Thomas mentioned the drought season's impact on landscaping and Stephanie Pepin said she has recently increased the sprinkler run-times. An Owner gave a "warning against dishonest vendors" after she's had a bad experience with an air conditioning company. Stephanie Pepin raised the concern about lifted pavers at the pool, caused by the oak tree roots. Christina Kelly updated everyone that she is working on getting someone out to check the pavers and expects to know more about this by Friday.

A motion to adjourn was made by Cher Peper. The motion was seconded by Thomas Humma and the meeting was adjourned at 7:16 pm.