

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes July 29, 2026

The Board of Directors Meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on Wednesday, July 29, 2026, 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- on phone

Kaz Ortiz, Treasurer

George Petrick, Director

Don Robinson, Secretary

Also, in attendance was Christina Kelly, of Ameri-Tech. The Meeting was also on Zoom.

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 July 22, 2026.

A motion was made by George Petrick to wave reading and approve the Minutes of the June 29, 2026 Board meeting. The motion was seconded by Kaz Ortiz and passed unanimously by all Board Members in attendance.

The agenda item about replacement of the Community water backflow assembly was tabled in order to get detailed bids.

A motion was made by Kaz Ortiz to approve a compliance charge of \$2,109.50 to remove and replace a magnolia tree that severely compromised (structurally and aesthetically) by a resident at 2064 SC. The motion was seconded by Cher Peper and passed unanimously by all Board Members in attendance.

Stephanie Pepin opened the forum for comments about additional concerns.

A motion to adjourn was made by Don Robinson. The motion was seconded by Kaz Ortiz and the meeting was adjourned at 7:05 pm.

MINUTES WERE APPROVED AND PASSED BY A BOARD VOTE AT THE AUGUST 31, 2026.