

# *Villa Serena*

## **Villa Serena Owners Association, Inc. Meeting Minutes January 7, 2026**

The Board of Directors Meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on January 7, 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

Kaz Ortiz, Director

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 on January 2.

A motion was made by Kaz Ortiz to wave reading and approve the Minutes of the November 19, 2025 Board meeting. The motion was seconded by Thomas Huma and passed unanimously.

President Stephanie Pepin reintroduced an item that was put on the November 19th Board Meeting Agenda on an emergency basis. The item was necessary because the date of fire sprinkler repairs was finalized after the Agenda had been mailed.

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 be 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."

A motion to reapprove the motion was made by Don Robinson. The motion was seconded by Thomas Huma and passed unanimously.

A motion was made by Cher Peper to accept a month-to-month contract with Tampa Bay Poo Patrol for \$416.00 monthly for pet station waste removal and unlimited bag restocking. The motion was seconded by Kaz Ortiz and passed unanimously.

A motion was made by Don Robinson to approve a “right to entry” and “exclusive marketing agreement” with Spectrum Sunshine State, LLC. Spectrum Sunshine State, LLC pay the Association a fee of \$51,600 for the ten year period. Spectrum will also provide the Association with two Spectrum internet and cable TV accounts free of charge. It was made clear that this is not a bulk service agreement and that the money will mostly be used for building painting anticipated for next year. The motion was seconded by Cher Peper and passed unanimously by all Board Members.

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 Kaz Ortiz and the meeting was adjourned at 7:00 pm.

MINUTES WERE APPROVED AND PASSED BY A BOARD VOTE AT THE MARCH 25, 2026 BOARD MEETING.