



Villa Serena Owners Association, Inc.
Meeting Minutes
June 26, 2026

The Board of Directors Meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on Friday, June 26, 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
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 June 24, 2026.

A motion was made by George Petrick to wave reading and approve the Minutes of the May 22, 2026 Board meeting. The motion was seconded by Kaz Ortiz and passed unanimously by all Board Members in attendance.

A motion was made by Don Robinson to approve a contract with Specialty Builders & Developers, LLC for \$15,296.00 to replaced the missing/damage section of the north retention pond Skimmer. The motion was seconded by Kaz Ortiz and passed unanimously by all Board Members in attendance.

A motion was made by Kaz Ortiz to approve a contract with Fisher Landscaping not to exceed \$5,000.00 to repair 55 itemized sections/elements of the landscaping irrigation system. The motion was seconded by Don Robinson 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 George Petrick and the meeting was adjourned at 6:55 pm.

MINUTES WERE APPROVED AND PASSED BY A BOARD VOTE AT THE JULY 29, 2026