

**AFFIDAVIT OF MAILING OR HAND DELIVERING
OF NOTICE TO UNIT OWNERS**

**STATE OF FLORIDA
COUNTY OF PINELLAS**

BEFORE ME, personally appeared **CHRISTINA KELLY** and **LAURA FRANZESE** who after being duly sworn, deposes and says that the Second Notice of the Annual Meeting for **VILLA SERENA OWNERS ASSOCIATION, INC.** to be held **Wednesday, March 25, 2026 at 6:30 p.m. at The Clubhouse, 2239 Kings Palace, Riverview, FL 33578**, were mailed and/or hand delivered in accordance with applicable law. The Notices were mailed and/or hand delivered to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association. (Copy Attached)

VILLA SERENA OWNERS ASSOCIATION, INC.

By: *Christina Kelly*
Christina Kelly, Community Association Manager

By: *Laura Franzese*
Laura Franzese, Administrative Assistant

Sworn to and subscribed before me this 23rd day of February, 2026.

By **Christina Kelly**, as Community Association Manager and **Laura Franzese**, as Administrative Assistant of **VILLA SERENA OWNERS ASSOCIATION, INC.**

Personally Known or

NOTARY PUBLIC – STATE OF FLORIDA

Produced Identification _____

Type of Identification _____

Sign *Patti Battista*

Print *Patti Battista*



PATTI BATTISTA
Commission # HH 389662
Expires August 21, 2027