



Verona Reserve Community Association, Inc.

Official Board of Directors Meeting Minutes

Date: Wednesday, January 22, 2025

Time: 9:30 a.m.

Location : 185 Fontanelle Circle, Venice, FL 34292

Attendance: : Jodi Mercer, President; Mary Martinez, Secretary/Treasurer; Richard Barile, Director; Carol Rossi, Director

- **Certify a quorum:** With 4 of the 5 Board members present, a quorum was established.
- **Certify meeting notice:** Jami Herter certified that the meeting notice was posted in accordance with Florida Statutes and the governing documents of the Association.
- **Approval and Disposal of Previous Minutes:** Mary Martinez made a motion to waive the reading and approve the Board Meeting Minutes from December 18, 2024, and January 3, 2025 as written, seconded by Carol Rossi, motion passed UNANIMOUSLY.
- **President's Report:** Discussion with Villa Owners on reserve funds is scheduled for Wednesday, January 29th at 1:00 pm at the pool cabana. The annual meeting has been scheduled for Wednesday, March 26th at 9:30 a.m. at the pool cabana. A quorum of owners, whether that is in person or by proxy, is needed to conduct Association business. Sign-in begins at 9:00 a.m. and the Social Committee is graciously providing a continental breakfast. There will be two single-family home director seats up for election. Earlier this month we provided information to Villa Owners about a new insurance product and asked for Owners' input. We heard back from two Owner's in support and seven Owners who preferred the status quo. Unless we hear from more Villa Owners in support, the Board will not pursue it any further.
- **Treasurer's Report:** December year-end financials reflect a net operating income of \$5,412. We received a reimbursement check for \$1,975 for security camera damage at the back gate. Received \$995 in capital contribution fees from the sale of 2471 Terracina Dr., bringing the total fees to \$9,950 in 2024. December financial statements will be available on Verona Reserve's website at <https://www.veronareserve.com> under HOA Documents/ Financials/2024.
- **Unfinished Business:**
 - Matters Relating to Hurricane Recovery Efforts** - No decision has been made on whether there will be an assessment for hurricane expenses. We are still waiting on estimates for grounds repair, second phase of tree cleanup, and villa roof inspections/repairs.
 - **Fence Repair:** Perimeter Fence - ASAP Fence & Gate has not responded to calls or emails to schedule a start date for repairs. In the meantime, Gordon Taylor went ahead and fixed many of the damaged sections of the perimeter fence. Englewood Fencing will be contacted to provide an estimate of the remaining damage.
 - **Tree Cleanup – Phase 2:** Jodi Mercer made a motion to approve the proposals from ArtisTree totaling \$2,200 for the last phase of hurricane clean-up. Motion was seconded by Carol Rossi; motion passed UNANIMOUSLY.
 - **Villa Roofs:** Bentley Roofing was onsite Monday to re-inspect roofs where owners had reported missing shingles or leaks. Jodi Mercer made a motion to approve the proposal from Bentley Roofing in the amount of \$19,000 for hurricane related villa roof repairs to be paid from Villa Insurance Deductible funds. Motion seconded by Mary Martinez; motion passed UNANIMOUSLY.
 - Matters Relating to Infrastructure**
 - **Sidewalk and Driveway Repair:** Access is obtaining bids for repairs.
- **New Business:**
 - Matters Relating to Vacant Villa-Home Director Seat:** Jodi Mercer made a motion to appoint Gary Leidheiser to the Board of Directors to serve out the remaining term of the vacant villa-home director seat. Motion seconded by Rich Barile; motion passed UNANIMOUSLY.
 - Matters Relating to Infrastructure**
 - **Pool Heaters:** Jodi Mercer made a motion to approve the proposal from Alex's Pool Heating to replace an inoperable pool heater in the amount of \$5,485 to be paid from Common Area Reserve Funds. Motion was seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
 - **Villa Exterior Repair:** Access is obtaining bids for repairs.
- **Matters Relating to Landscaping:** Jodi Mercer made a motion to approve the proposal from Twin Palm Landscape (Option 1) in the amount of \$550 to add an organic top dressing to the yards at 407/413 Capulet Drive. Motion was seconded by Mary Martinez; motion passed UNANIMOUSLY.

- **Landscape Maintenance Contract Renewal:** Jodi Mercer made a motion to approve entering a renewal contract with ArtisTree for grounds maintenance in the amount of \$176,015.28 for 2025. Motion was seconded by Mary Martinez; motion passed UNANIMOUSLY.
- **Matters relating to Obtaining Permit for Xeric Hammock Preservation Area:** Pending permits from the county regarding (1) a dying laurel oak at 2277 Terracina Drive and (2) branches approaching the roof at 2291 Vitiano Ct.
- **Architectural Review Applications:** Carol Rossi made a motion to approve the architectural review applications for 251 Capulet Dr./landscape replacement and 2567 Cortenova Ct./paver patio. Motion was seconded by Gary Leidheiser; motion passed UNANIMOUSLY. Approval letters with more detail and conditions, if applicable, will be forthcoming from Access Management.
- **Owner Comments:**
 - General Discussion was had concerning landscaping and perimeter fence.
- **Next Board Meeting:** 26th day of February at 9:30 AM.
- **Adjournment:** Mary Martinez made a motion to adjourn the meeting at 10:12 AM, seconded by Gary Leidheiser; motion passed UNANIMOUSLY.

Respectfully Submitted by:

Jami J Herter, LCAM

Community Association Manager

On Behalf of Verona Reserve Community Association, INC.

The foregoing minutes of the Board of Directors have been officially approved by:

Director Signature

Director Printed Name

Date