



Verona Reserve Community Association, Inc.

Official Board of Directors Meeting Minutes

Date: Wednesday, February 26, 2025

Time: 9:30 a.m.

Location : 185 Fontanelle Circle, Venice, FL 34292

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

- **Certify a quorum:** With 5 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 January 22, 2025 as written, seconded by Gary Leidheiser, motion passed UNANIMOUSLY.
- **President's Report:** Sign-in for the annual meeting begins at 9:00 a.m. and the meeting starts at 9:30 a.m. on Wednesday, March 26th at the pool cabana. If you are unable to attend the meeting, please be sure you've signed and returned your proxy in order for us to conduct Association business. Two eligible candidates submitted their Notice of Intent for the two single-family home director seats therefore no election is needed. At the annual membership meeting we will be thanking Mary Martinez and Carol Rossi for their 4-years of service to our community and we will be officially welcoming Mary Beth Siddons and Gordon Taylor to the Board of Directors.
- **Treasurer's Report:** We received \$995 in capital contribution fees from the sale of 2309 Vitiano Ct. We also received a check from Jacaranda Commons LP in the amount of \$7,069 for their share of estimated 2025 expenses and the funds were deposited into the Common Area Reserve account. A 6-month Certificate of Deposit Account Registry (CDAR) with Alliance Bank matured on February 13, 2025. The funds were rolled over into another 6-Month Jumbo CDAR with Alliance Bank earning 4.15% interest. We began work on the 2024 Year End Audit with Tyack CPA & Company and our Access Management Controller. January income and expenses came in close to budget, and we ended the month of January with net income of \$3,259. January financial statements will be available on Verona Reserve's website at <https://www.veronareserve.com> under HOA Documents/ Financials/2025.
- **Unfinished Business:**
 - Matters Relating to Hurricane Recovery Efforts**
 - **Fence Repair:** After multiple attempts to schedule perimeter fence repairs, rescinded the approval of the estimate with ASAP Fence and Gates. Mary Martinez made a motion to approve the proposal from Englewood Fencing in the amount of \$12,600 to repair the fence. Motion seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
 - **Grounds Repair:** Jodi Mercer made a motion to approve the estimate from Wes Bailey Sodding in the amount of \$3,380 for hurricane-related grounds repair and sod. Motion seconded by Mary Martinez; motion passed UNANIMOUSLY.
 - Matters Relating to Infrastructure**
 - **Sidewalk and Driveway Repair:** Reviewed two bids for concrete work from Anderson Asphalt & Concrete (\$2,275) and Advanced Paving & Sealing (\$6,835). Jodi Mercer made a motion to approve the proposal from Anderson Asphalt for sidewalk and driveway repairs in the amount of \$2,275. Motion seconded by Carol Rossi; motion passed UNANIMOUSLY.
 - **Villa Exterior Repair:** The Infrastructure Committee will evaluate the repair of a small crack and recommend repair.
 - **Matters relating to Permit for Xeric Hammock Preservation Area:** The tree service we choose will obtain the proper permits for the needed tree removal and trimming in the preserve area for (1) a dying laurel oak at 2277 Terracina Drive and (2) branches approaching the roof at 2291 Vitiano Ct.
- **New Business:**
 - Matters Relating to Hurricane Expenses** -There will be no special assessment related to Hurricane Milton expenses.
 - Jodi Mercer made a motion to use funds in the operating account to pay for common area emergency repair costs of approximately \$25,000. Motion was seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
 - Villa specific expenses were an additional \$24,500+/- and will be deducted from the Villa Insurance Deductible account. An exact breakdown of expenses will be provided once final invoices are paid.
 - Matters Relating to Villa Reserve Funding:** Discussions at today's meeting centered around 1) if obtaining a professional roof assessment to evaluate the condition and determine the remaining useful life of the roofs would be helpful in delaying the start of any insurance-required roof replacements, and 2) the timing for conducting a villa owner vote regarding a lump

sum special assessment of \$8,500 vs. increasing monthly HOA assessments. A separate email to Villa Owners will follow with additional information.

- **Matters Relating to Common Area and Villa Mulch:** Two bids were received for mulch around villa homes and some of the common areas - Big Earth (\$38,541.40) and Southeast Spreading Company (\$24,271.59). Jodi Mercer made a motion to approve the proposals totaling \$ 24,271.59 from Southeast Spreading Company to be paid from common area reserves. Motion was seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Architectural Review Applications:** Carol Rossi made a motion to approve the architectural review applications for 191 Fontanelle Circle/tree removal, 2235 Terracina Dr./tree removal, 2253 Terracina Dr./roof replacement, 2297 Terracina Dr./tree removal and 2315 Vitiano Ct./roof replacement. Motion was seconded by Jodi Mercer; 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 March immediately following the Annual Membership Meeting.
- **Adjournment:** Mary Martinez made a motion to adjourn the meeting at 10:53 a.m., 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:

Signature

Date

Print Signature