



Verona Reserve Community Association, Inc.

Official Board of Directors Meeting Minutes

Date: Wednesday, April 23, 2025

Time: 10:30 a.m.

Location : 185 Fontanelle Circle, Venice, FL 34292

Attendance: Mary Beth Siddons, Vice President; Gordon Taylor, Secretary; Gary Leidheiser, Treasurer; Richard Barile, Director, Jodi Mercer, President via Zoom

- **Call to order:** The meeting was called to order at 10:30 a.m. by Mary Beth Siddons, Vice President.
- **Certify a quorum:** With 5 of the 5 Board members present, a quorum was established.
- **Certify meeting notice:** The meeting notice was posted in accordance with Florida Statutes and the governing documents of the Association.
- **Approval and Disposal of Previous Minutes:** Gordon Taylor made a motion to waive the reading and approve the Board Meeting Minutes from March 26, 2025 as written. Motion seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Vice President's Report:**
 - Board members participated in the state required 4-hour Board Certification Class. Board members were asked to send Jami Herter their certificates of completion to post to website.
 - A Special Board of Directors meeting is scheduled on May 28, 2025 to discuss and vote on levying a Special Assessment to increase villa reserve funding. Immediately following there will be a Special Membership meeting for villa owners to vote on the Special Assessment.
 - Single-family owners with swimming pools were asked for their feedback on having ArtisTree maintain the shrubs around pool cages.
 - Landscaping committee will be obtaining estimates for sod replacement. Owners should submit their requests before June 1st.
- **Treasurer's Report:**
 - Income and expenses are tracking as expected. Year-to-date income through March 31st is \$10,120.
 - Accounts Receivable for 10 owners ranging from \$10 - \$129.
 - Capital contributions were \$995.
- **Manager's Report:** Dog park drainage was completed. Fencing was completed by Englewood Fencing,
- **Committee Reports:**
 - Compliance Committee: reported no issues in the neighborhood.
 - Social Committee: announced breakfast will be served at the Cabana in April 26th at 9:00 am. Please RSVP if you plan to attend. There will be a Ladies lunch in on Monday May 5 @ Sand Trap. Happy Hour will be on May 9th.
 - Irrigation Committee: reported problems with irrigation.
 - Infrastructure Committee: Reported they are looking into replacing lights at the pool cabana. Estimates for sidewalk repairs will be obtained as soon as possible.
- **Tree Trimming in Xeric Hammock Preservation Area:** Tabled.
- **Englewood Fencing:** Change order for more extensive repairs of \$2,500 was reviewed. Motion made by Gary Leidheiser to approve. Motion was seconded by Gordon Taylor; motion passed UNANIMOUSLY.
- **Architectural Review Applications:** Gary Leidheiser made a motion to approve the architectural review applications for 2235 Terracina Drive/exterior painting and roof shingle replacement; 2204 Terracina Drive/roof shingle replacement; 2521 Terracina Drive – tree removal. Motion was seconded

by Rich Barile; motion passed UNANIMOUSLY. Approval letters with more detail and conditions, if applicable, will be forthcoming from Access Management.

- **Owners' Comments:** Ed Smith concerns of needing a new well.
- **Next Board Meeting:** 28th day of May at 9:30 AM.
- **Adjournment:** Gary Leidheiser made a motion to adjourn the meeting at 11:10 a.m., seconded by Gordon Taylor; motion passed UNANIMOUSLY.

Respectfully Submitted by:

Jami J Herter, LCAM

Community Association Manager

On Behalf of Verona Reserve Community Association, INC.



Signature

Date