



Verona Reserve Community Association, Inc.

A Corporation Not-for-Profit

Official Board of Directors Special Meeting Minutes

Date of Meeting: Wednesday, May 28, 2025

Time: 9:30a.m.

Location: 185 Fontanella Circle, Venice FL 34292

Management Representative: Jami Herter, LCAM, Portfolio Community Association Manager, on behalf of Access Management

- 1) **Call to Order:** The meeting was called to order at 9:30 a.m. by Jodi Mercer, President.
- 2) **Roll Call:** A verbal role call was taken and Rich Barile, Director; Gordon Taylor, Secretary; Gary Leidheiser, Treasurer; Jodi Mercer, President were present. Mary Beth Siddons, Vice President was excused and not present.
- 3) **Certify a Quorum:** With four of the five Board members in attendance, a quorum was established.
- 4) **Certify Meeting Notice:** A 14-day Notice for the Special Meeting of the Board of Directors was mailed to all Villa Owners/Members by U.S. Mail and posted in accordance with Florida Statutes and the governing documents of the Association.
- 5) **Minutes of the Prior Meeting:** April Meeting Minutes will be presented at the next Board meeting.
- 6) **Treasurer's Report:** Gary Leidheiser provided a summary of the April financial statements and reported that financial reports are available on Verona Reserve's website.
- 7) **Committee Reports:**
 - a) **Landscaping Committee** - Reported that ArtisTree was on site earlier in the month to treat for insects. Shrub replacements will begin the week of June 30, 2025.
 - b) **Infrastructure Committee** - Reported that the committee is looking into renovations to the pool cabana area. They will bring a proposal for the Board's review.
 - c) **Irrigation Committee** – The irrigation system was down for a number of days but is back up and running.
 - d) **Compliance Committee** - Reported that there were no violations.
- 8) **New Business**
 - a) **Consider, Discuss and Vote on Levying a Villa Special Assessment** - Jodi Mercer read aloud and verbatim the Villa Special Assessment Resolution being considered. Gary Leidheiser made a motion to approve the Resolution as read aloud. The motion was seconded by Gordon Taylor. Discussion was held and all Villa Owners in attendance had an opportunity to ask questions or comment. Following the discussion a roll call vote was taken. Rich Barile – approve/in favor, Gordon Taylor – approve/in favor, Gary Leidheiser – approve/in favor, Jodi Mercer – approve/in favor. The motion passed.
 - b) **Consider, Discuss and Vote on Proposal for Sidewalk Repairs** – A bid from Anderson Asphalt and Concrete was reviewed. Gordon Taylor made a motion to approve the proposal from Anderson Asphalt in the amount of \$5,256. Gary Leidheiser seconded the motion. Following discussion, the motion was unanimously approved.
 - c) **Consider, Discuss and Vote on Renewal of Maintenance Contract** – The annual renewal contract from Hoover Pumping Systems for irrigation equipment maintenance services was reviewed. Gary Leidheiser made a motion to enter into the renewal contract in the amount of \$2,290 per year and to authorize repairs



of up to \$750 when their technician is on-site. Rich Barile seconded the motion. Following discussion, the motion was unanimously approved.

- d) **Consider, Discuss and Vote on Shrub Trimming Estimate** – An estimate for shrub trimming around single-family pool cages was reviewed. Jodi Mercer made a motion to approve the estimate from ArtisTree in the amount of \$2,225. Gary Leidheiser seconded. Following discussion, the motion was unanimously approved.
 - e) **Consider, Discuss and Vote on Tree Trimming in Conservation Area** – An estimate to top a hazardous tree in the Xeric Hammock Conservation Area was reviewed. Jodi Mercer made a motion to approve the proposal from Simply Trees, in consultation with Sarasota County, in the amount of \$1,250. Gary Leidheiser seconded the motion. Following discussion, the motion was unanimously approved.
 - f) **Consider and Discuss Architectural Guidelines** - The Architectural Review Committee proposed changes to the Association's current Architectural Guideline's. Board members discussed proposed changes and will determine when best to send out the appropriate notice before updating the Guideline's.
 - g) **Consider, Discuss and Vote on Architectural Review Applications** - There were four applications reviewed by the Committee. 129 Altesino Ct – Roof/Shingles; 126 Cordana Ct – Roof/Shingles; 132 Cordana Ct-Roof/ Shingles were recommended for approval with the condition that roof vents were painted the same color of the shingles. The application for 2186 Terracina – Landscaping was recommended for approval. Jodi Mercer made a motion to accept the recommendations of the architectural review committee and approve the applications. Gary Leidheiser seconded. Following discussion, the motion was unanimously approved.
- 9) **Adjournment:** Gary Leidheiser made a motion to adjourn the meeting at 10:32 a.m. The motion was seconded by Gordon Taylor. All were in favor. Board Meeting Adjourned.

Respectfully Submitted by:

Jami J Herter, LCAM

Portfolio Community Association Manager

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

Gordon Taylor, Secretary

Date