



Verona Reserve Community Association, Inc.

A Corporation Not-for-Profit

Special Villa Owner Membership Meeting Minutes

Date of Meeting: Wednesday, May 28, 2025

Time: Immediately following the Special Meeting of the Board of Directors

Location: 185 Fontanelle Circle, Venice FL 34292

Board Members in Attendance: Jodi Mercer, President; Gary Leidheiser, Treasurer; Gordon Taylor, Secretary; Rich Barile, Director

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 10:34 am by Jodi Mercer, President.
2. **Certifying of Proxies and Registration of Owners:** Jami Herter-LCAM certified the proxies received by mail or by delivery and registered Owners in attendance.
3. **Proof of Proper Notice of the Meeting:** A 14-day Notice for a Special Membership Meeting of Villa Owners 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.
4. **Determination of a Quorum:** Jami Herter-LCAM certified that with 69 Villa Owners/Members in attendance in person or by proxy, a quorum was established.
5. **New Business – Membership Discussion and Villa Owner Vote on the following question:**
 - a. PURSUANT TO SECTION 9.3 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VERONA RESERVE, DO YOU APPROVE THE LEVYING OF A VILLA SPECIAL ASSESSMENT AGAINST ALL VILLA LOTS IN THE TOTAL AMOUNT OF \$408,000.00? Discussion was held and all Villa Owners in attendance had an opportunity to ask questions or comment. Ballots were completed by Villa Owners in attendance and Jami Herter counted the votes of the ballots and proxies. There was a total of 69 votes, of which 50 Villa Owners voted to approve the special assessment and 19 Villa Owners voted to disapprove the special assessment. With over a 2/3 majority of Villa Owners voting in person or by proxy, **the special assessment was approved.**
6. **Adjournment:** Rich Barile made a motion to adjourn the meeting at 10:47 a.m. The motion was seconded by Nancy Smith. A voice vote was taken and all were in favor. Meeting was 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