



Verona Reserve Community Association, Inc.

Official Board of Directors Meeting Minutes

Date: Wednesday, June 25, 2025

Time: 9:30 a.m.

Location : 185 Fontanelle Circle, Venice, FL 34292

- 1. Call to Order:** The meeting was called to order at 9:30 a.m. by Jodi Mercer, President.
- 2. Attendance:** Jodi Mercer, President; Mary Beth Siddons, Vice President; Gordon Taylor, Secretary; Gary Leidheiser, Treasurer; Richard Barile, Director.
- 3. Certify a quorum:** With 5 of the 5 Board members present, a quorum was established.
- 4. Certify Meeting Notice:** The meeting notice was posted in accordance with Florida Statutes and the governing documents of the Association.
- 5. Reading and Approval of Minutes:** Gordon Taylor made a motion to waive the reading of the May meeting minutes and to approve the minutes as presented; seconded by Gary Leidheiser. Motion passed UNANIMOUSLY.
- 6. President's Report:** Jodi Mercer reported on the meeting held with representatives from ArtisTree Landscape & Design about sod issues. Invited owners to participate in a community survey that was recently emailed. Recapped the process of reviewing Association records, earmarked those for destruction, and condensed remaining records by year and destroy-by-date in accordance with Florida statutes and the Association's governing documents.
- 7. Treasurer's Report:** Gary Leidheiser reported that the month of May ended with a surplus of \$6,905 however, year-to-date there was a shortfall of \$1,291. Received \$1,990 in capital contribution income. The initial draft of the Association's 2024 audit was received from Tyack CPA & Co. and is being reviewed by the Board.
- 8. Manager's Report:** Jami Herter reported Bentley Roofing repaired two villa roofs at a cost of \$2,400 and repaired another villa roof that was still under warranty from previous repairs.
- 9. Committee Reports:** Infrastructure - Anderson Asphalt and Concrete completed grinding down potential trip hazards in sidewalks and poured new concrete in some areas; Irrigation - Irrigation times were adjusted in compliance with Southwest Florida Water Management District and Sarasota County requirements; Landscaping - Committee members began a monthly community "walk-around" with Jeff Tamayo to ensure work is being performed as expected; Ponds, Preserves & Wetlands - meeting with Solitude Lake Management later this week to discuss a proposal for additional pond maintenance; Social - July Ladies Lunch, Monday, July 7th, Noon at Pineapple Tequila Restaurant.
- 10. New Business:**
 - a. Discussion and Vote on Updated Association Records Policy – A motion was made by Jodi Mercer to approve the updated Association Records Policy as presented; seconded by Mary Beth Siddons. Motion passed UNANIMOUSLY.
 - b. Discussion and Vote on Estimates for Hardwood Tree Trimming – A motion was made by Jodi Mercer to accept the proposals from Artistree Landscape & Design in the amounts of \$1,800 and \$2,400; seconded by Gary Leidheiser. Motion passed UNANIMOUSLY.

- c. Discussion and Vote on Recommendations for Architectural Review Applications – Mary Beth Siddons made a motion to accept the recommendations of the Architectural Review Committee and approve the architectural review applications for 353 Capulet/tree replacement, 132 Cordana/landscaping, and 203 Fontanelle/screen door and conditionally approved the applications for 127 Cordana/re-roof shingles, 133 Cordana/re-roof shingles, and 138 Cordana/re-roof shingles; seconded by Gordon Taylor. Motion passed UNANIMOUSLY.

11. Owner Comments: Discussion of the sod issues and meeting with Artistree. Explanation of the landscape work orders, and damage done by the Artistree. Concerns about the landscape and mowing weeds in beds. Tree trimming and mulch at Villas/Single Family homes. Grill was donated to the community. Comments were received about how beautiful our community is and the landscape. Resident ask that the microphone be used so hear better.

12. Adjournment: Gary Leidheiser made a motion to adjourn the meeting at 10:18 a.m., seconded by Gordon Taylor Motion passed UNANIMOUSLY.

Next Regular Board of Directors Meeting: 23rd day of July at 9:30 AM.

Respectfully Submitted by:

**Jami Herter, LCAM, Portfolio Community Association Manager
Access Management - Sarasota**

on behalf of Verona Reserve Community Association, Inc.

July 18, 2025

Signature

Date