



Verona Reserve Community Association, Inc.

Board of Directors Meeting Minutes

Date: Wednesday, July 23, 2025

Time: 9:30 a.m.

Location : 185 Fontanelle Circle, Venice, FL 34292

Attendance: : Jodi Mercer, President; Mary Beth Siddons, Vice President; Mary Martinez, Secretary; Gary Leidheiser, Treasurer; Richard Barile, Director

- **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:** Jodi Mercer made a motion to waive the reading and approve the Board Meeting Minutes from June 25, 2025, as written. Motion seconded by Mary Beth Siddons; motion passed UNANIMOUSLY.
- **Treasurer's Report:** June's income totaled \$58,920 for the month and expenses were \$53,545, ending the month with a net income of \$5,375. We received \$995 in capital contribution income from a recent home sale. Tyack CPA & Co. finalized their audit of the Association's 2024 financials. A copy of the audit is posted on Verona Reserve's website under HOA Documents/Financials/2025 at <https://www.veronareserve.com/>. Tyack CPA & Co. also prepared and filed the Association's 2024 Federal Income Tax Return with taxes owing in the amount of \$6,962. (As is usual, in April a tax return filing extension was submitted along with an estimated tax payment of \$7,000.) The refund of \$38 will be carried over to next year's tax obligation. A reconciliation was completed of Jacaranda Commons LP's 2024 actual expenses vs. what they had paid in advance. The Association will process a refund in the amount of \$438. June financial statements will be available on Verona Reserve's website under HOA Documents/ Financials/2025 at <https://www.veronareserve.com/>.
- **Ponds, Preserves & Wetlands:** Mary Beth Siddons gave a recap of the meeting held recently with Solitude Lake Management, where committee members accompanied them to inspect all the ponds, preserves and wetlands - 18 areas in total. Overall, the majority of ponds were in good shape, however three ponds are in need of attention. The committee is obtaining a proposal for recommended pond maintenance and aquatic plantings to comply with Sarasota County and Southwest Florida Water Management District requirements.
- Committee members will evaluate prior year expenses and prioritize projects for the **2026 budgeting process**.

New Business

- Jodi Mercer announced that Gordon Taylor has resigned from the seat of Secretary. and Jodi Mercer made a motion to approve the appointment of Mary Martinez as Secretary and Mary Beth Siddons seconded; the motion passed UNANIMOUSLY
- Board members discussed the responses of 86 owners who completed the **community survey**. A community event will be scheduled in the near future to share the results with the everyone. Owners who indicated they may be interested in joining a committee will be invited to attend an upcoming committee meeting.
- Reviewed and discussed two proposals to repair cracks in the cabana floor and repaint floors and bathrooms from Bayshore Painting and Modern Systems Concrete & Painting. After much discussion, Gary Leidheiser made a motion for approval of the Bayshore Painting Proposal in the amount of \$6,250 to be paid from common area reserves. Motion was seconded by Mary Martinez; motion passed UNANIMOUSLY.

- Reviewed and discussed the proposal from Florida Patio Furniture to re-sling two pool chairs and three lounges. Jodi Mercer made a motion for approval of Florida Patio Furniture proposal in the amount of \$1,035. Motion was seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Architectural Review Applications:** Mary Beth Siddons made a motion to approve the architectural review application for 143 Fontanelle Ci/security system - work to be completed by homeowner. Motion was seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Owner Comments:**
 - Tree trimming will be on Wednesday. Discussion of the roof replacement and moving forward for the first of the year.
- **Next Board Meeting:** 27th day of August at 9:30 AM.
- **Adjournment:** Mary Martinez made a motion to adjourn the meeting at 10:13 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.

Signature

Date

DATED: This 22nd day of August 2025