



Verona Reserve Community Association, Inc.

Board of Directors Meeting Minutes

Date: Wednesday, August 27, 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:** Mary Martinez made a motion to waive the reading and approve the Board Meeting Minutes from July 23, 2025 as written. Motion seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **President's Report:** We had a great turnout at the August 23rd Coffee & Conversation, sharing the community survey results with Owners. Vice President Mary Beth Siddons did a stellar job taking us through a PowerPoint presentation on what "community" means, the importance of Owner engagement, and why the Board conducts surveys.
- **Treasurers Report:** July's income totaled \$60,694 for the month and expenses were \$64,766, ending the month with net income of (\$4,071). Most common area maintenance and landscape maintenance projects are completed during the summer months, and these large expenses can skew the financials for any given month and tend to even out throughout the rest of the year. We received \$2,985 in capital contribution income from recent home sales. The Association's year-to-date financial statements were revised based on the 2024 audit, which recommended a reclassification of the Villa Insurance Deductible account and associated Hurricane Milton expenses paid from that account. As a reminder, in February the Board agreed to pay for common area hurricane expenses from the Association's operating account vs. levying a special assessment. Because hurricane expenses were not a budgeted expense, year-to-date net income will show as a loss. **Corrected financial statements along with July's financial statement are available on Verona Reserve's website at <https://www.veronareserve.com> under HOA Documents/ Financials/2025.**
- **Grounds Maintenance** – Gary Leidheiser made a motion to approved the proposal from Bayside Sod, Inc. in an amount not to exceed \$40,177 with final scope of work to be determined in September. Motion was seconded by Mary Beth Siddons; motion passed UNANIMOUSLY.
- **Infrastructure:** Amended the approval from last month's board meeting from \$1,035 down to \$783 for pool furniture repairs by Florida Patio Furniture. Bayshore Painting is scheduled to start October 6th to repair the pool cabana floor and then repaint the floor and both restrooms. It will be necessary to close the entire area - pool, cabana and restrooms for 8 - 9 days.
- **Irrigation:** The University of Florida - IFAS Extension Office is scheduled to conduct a review of our irrigation system on September 16th. Leonel Gomez, ArtisTree's Irrigation Manager, some Board members and Irrigation and Landscaping committee members will participate. Southwest Florida Water Management District (SWFWMD) granted a 2-year extension of Verona Reserve's watering variance. This critical variance provides relief from Sarasota County's restriction of watering one-day-per-week, based on property address. ***Our thanks go out to Ed Smith for his time in submitting the request, providing supporting documentation, answering questions, and successfully obtaining the extension!***

- **Community Survey Feedback:** Tabled the agenda item. Mary Beth Siddons will itemize action steps for the Board's review which will be discussed at a future board meeting.
- **Hurricane Preparedness:** Board members discussed the action steps outlined in the Association's Hurricane Preparedness Plan and reviewed Article 7 of the Association's Bylaws, pertaining to emergency board powers should they be needed. **A copy of the Hurricane Preparedness Plan is available under HOA Documents on Verona Reserve's website at <https://www.veronareserve.com>.**
- **Pond Maintenance:** Mary Beth Siddons made a motion to approve the proposal from Solitude Lake Management in the amount of \$11,930 to replant native aquatic plants in order to bring Pond 3 (across from the dog park) into compliance with Sarasota County and State of Florida requirements. Motion was seconded by Mary Martinez; motion passed UNANIMOUSLY.
- **Phase 1 Villa Roof Replacement:** Jodi Mercer made a motion to approve the selection of Fox Roofing Group as the contractor for the first phase of the villa re-roofing project and identified 10 villa buildings included in the first phase with the understanding that additional buildings may need to be added should we incur damage from a tropical storm or hurricane. The motion was seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Architectural Review Committee Appointment:** Mary Beth Siddons made a motion to approve the appointment of Phil Hipskind to the Architectural Review committee. The motion was seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Architectural Review Applications:** Mary Beth Siddons made a motion to approve applications for 137 Fontanelle/Screened entry: 2204 Terracina/Fence Installation/Landscaping; conditionally approved the application for 2192 Terracina/Roofing/Shingles and 2309 Vitiano/Exterior Painting. Approval letters with more detail and conditions, if applicable, will be forthcoming. The motion was seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Owner Comments:** Dog park grass needs to be treated for weeds. Question on landscape process.
- **Adjournment:** Mary Martinez made a motion to adjourn the meeting at 11:05 a.m., seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Next Board Meeting:** 24th day of September at 9:30 AM.

Respectfully Submitted by:

Jami J Herter, LCAM

Community Association Manager

On Behalf of Verona Reserve Community Association, INC.

Signature

Date

DATED: This 22 day of September, 2025