



Verona Reserve Community Association, Inc.

Board of Directors Meeting Minutes

Date: Wednesday, October 22, 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; Jami J Herter LCAM

- **Certify a Quorum:** With 5 of the 5 Board members present, a quorum was established.
- **Certify Meeting Notice:** Meeting called to order at 9:30 am. 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 September 24, 2025, as written. Motion seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **President's Report – Jodi Mercer** – Sod test plots will begin the week of October 27th. A herbicide will be sprayed and COMAND® compost will be added to the soil and the areas resodded. Phase 1 Villa Roof Replacement - Steve Doughty met with Adler Fox of Fox Roofing Group to determine the order of the roofing project and discuss logistics. Work may begin as early as November 10th.
- **Treasurer's Report – Gary Leidheiser** reported September's income totaled \$58,262 for the month and expenses were \$62,401. The month ended with a net loss of \$4,139, after paying the deposit for unbudgeted, but required plantings in Pond 3. Received \$995 in capital contribution income from a recent home sale. Funds from a maturing certificate of deposit with American Momentum Bank were reinvested into a 12-month CD at 3.75% APY. September's financial statements are available on Verona Reserve's website at <https://www.veronareserve.com> under HOA Documents/ Financials/2025.
- **Pond Maintenance – Mary Beth Siddons** - Solitude Lake Management completed planting Gulf Spikerush and Duck Potato on the littoral shelf of Pond 3 last week. Native aquatic plants were also added to Ponds 8 and 9 at no cost to the Association. The littoral shelf of Pond 1 was thinned out to remove excess vegetation, while still remaining within State and County mandates, at no cost to the Association. Pond 10 will be treated to remove excess vegetation.

New Business

- **Discussion and Vote on Adopting the 2026 Budget and Reserve Schedules** - Jodi Mercer made a motion to approve the 2026 Budget and Reserve Schedules, as mailed to owners. The motion was seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Discussion on Owner Conduct and Rights and Responsibilities for Better Communities** - Mary Martinez read a statement on behalf of the Board of Directors about the conduct of a few owners who send disparaging emails or verbally communicate their disdain toward volunteers and vendors during business meetings. The full statement and pamphlet from the Community Associations Institute that addresses the rights and responsibilities of HOA owners and volunteer leaders will be emailed to owners. The Board supports these principles.
- **Architectural Review Committee Recommendations:** Mary Beth Siddons made a motion to approve the architectural review applications for 275 Capulet/tree removal and 2309 Vitiano/repaint door and window shutters. Motion was seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Social Committee Report – Welcome Back Breakfast**, Saturday, November 1st at 9:00 a.m. at the pool cabana. **Ladies Luncheon**, Monday, November 3rd, Noon, at Paradise Grill. **Toys for Tots**

Collection Drive and Italian Dinner - Will be held late November at the pool cabana. More details will follow. **Happy Hour** gatherings will now be held on Thursdays instead of Fridays.

- **Owner Comments:** Questions about Pond 1 and the number of sod pallets ordered.
- **Next Board Meeting:** 22nd day of November at 9:30 a.m.
- **Adjournment:** Gary Leidheiser made a motion to adjourn the meeting at 10:15 a.m., seconded by Mary Beth Siddons; 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 22 day of October, 2025