



Verona Reserve Community Association, Inc.

Board of Directors Meeting Minutes

Date: Wednesday, Jan. 28, 2026

Time: 9:30 a.m.

Location : 185 Fontanelle Circle, Venice, FL 34292

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

Absent: Mary Beth Siddons, Vice President

- **Certify a quorum:** With 4 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 December 17, 2025 and January 8, 2026 as written. Motion seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Treasurers Report** – Gary Leidheiser reported December's income totaled \$58,773 for the month and expenses were \$38,008, ending the month with net income of \$20,764, and the year with a loss of \$12,779, due to unbudgeted expenses from Hurricane Milton. The Association received \$995 in capital contribution fees in December, for a total of \$13,930 in 2025. Preparation of the 2025 Year End Audit has begun with Tyack CPA & Company. December's financial statements will be available on Verona Reserve's website at <https://www.veronareserve.com> under HOA Documents/ Financials/2025.
- **Unfinished Business:**
- **Matters related to updating the Associations Collections Policy:** Jodi Mercer made a motion to approve the new collections policy. Motion seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **New Business:**
- **Matters Relating to Owners Request to Waive Late Fee.** Mary Martinez made a motion to approve owner's request for a one-time courtesy waiver on the special assessment late fee and interest charge due to extenuating circumstances. Motion was seconded by Rich Barile; motion pass UNANIMOUSLY.
- **Matters Relating to Owners Request for Special Assessment Payment Plan.** Rich Barile made a motion to deny the owners request for a payment plan. Motion seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Matters Relating to Multi Year Common Area Landscape Refresh Plan.** Jodi Mercer made a motion to approve the concept of the Landscaping Committee's multi-year plan to refresh common landscaped areas. Gary Leidheiser seconded; motion passed UNANIMOUSLY.
- **Matters Relating to Proposed Community Yard Sale.** Gary Leidheiser made a motion to approve a community yard sale on February 7, 2026 from 9:00 a.m. through 12:00 p.m. Motion seconded by Mary Martinez; motion passed UNANIMOUSLY.
- **Owner Comments:** Landscape issues, Insurance - 2026 over budget amount
- **Next Board Meeting:** 25th of February 2026 at 9:30 AM.
- **Adjournment:** . Gary Leidheiser made a motion to adjourn the meeting at 10:00 a.m. Motion seconded by Mary Martinez; 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 24th day of February 2026