



Verona Reserve Community Association, Inc.

Board of Directors Meeting Minutes

Date: Wednesday, February 25, 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, Rich Barile, Director

- **Certify a quorum:** With 3 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 January 28, 2026 as written. Motion seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Treasurers Report:** Gary Leidheiser reported January's income totaled \$73,091 for the month and expenses were \$65,469, ending the month with net income of \$7,622. We received a check from Jacaranda Commons LP in the amount of \$7,093.79 for their share of estimated 2026 expenses. Tyack CPA & Company prepared and filed the Association's 2025 tax return, and federal income taxes of \$7,271 were remitted to the IRS. The 2025 Year End Audit has been completed. January's financial statement and the 2025 Year End Audit are available on the Verona Reserve website: <https://www.veronareserve.com> under HOA Documents/ Financials/2026.
- **New Business:**
- **Matters Relating to infrastructure:** Mary Martinez made a motion to approve the estimate from Alex's Pool Heating & Air to replace the last original pool heater in the amount of \$5,485 to paid from reserves. Motion seconded by Gary Leidheiser; motion passed UNANIMOUSLY. Discussed the results of the roof inspection at 401 Capulet Dr. and agreed to move forward with the first repair option proposed by Fox Roofing Group.
- **Matters Relating to Ground Maintenance: Common Area Landscape Refresh, Project #1** - Tabled a decision on the Landscaping Committee's proposal to refresh landscaping on the inside of the front gates. Board members felt it was important to have a plan in place for sod replacement before incurring other common area landscaping expenses.
Mulch: Tabled a decision on mulch replacement in various common areas. Before rendering a decision, board members wanted the opportunity to look at, and prioritize, each of the areas. Jodi Mercer made a motion to approve the proposal from Southeast Spreading Company in the amount of \$10,040 for mulch around single-family homes with expenses being paid from common reserves. Motion was seconded by Gary Leidheiser; motion pass UNANIMOUSLY.
Matters Relating to Ponds, Preserves and Wetlands: Agreed in principle with the Ponds, Preserves & Wetlands Committee's multi-year maintenance plan for each of Verona Reserve's ponds and preserves. Individual projects will be reviewed by the board as budgeted, and after proposals and cost estimates are obtained.
Neighborhood Initiative Grant Application: Temporarily tabled the Committee's request to pursue Sarasota County's Neighborhood Initiative Grant (NIG). Board members felt it was important to have final costs before rendering a decision and to give Owners an opportunity to better understanding the scope of the project.
- **Matters Relating to Attorney Referral for Collection: Lot 89** Jodi Mercer made a motion to refer the delinquent account to the Association's attorney for further collection action. Gary Leidheiser seconded; motion passed UNANIMOUSLY.
- **Architectural Review Application:** Jody Mercer made a motion to conditionally approved the application for 117 Altesino Ct/roof replacement. Gary Leidheiser seconded; motion passed UNANIMOUSLY.
- **Owner Comments:** Potted plants, ArtisTree, Olive Tree, and aerator in pond
- **Next Board Meeting:** 25th of March 2026 at 10:00 a.m. Venice Police Department Community Center, Venice
- **Adjournment:** . Mary Martinez made a motion to adjourn the meeting at 10:15 a.m. Gary Leidheiser seconded; 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 March 2026