



Verona Reserve Community Association, Inc.

Meeting of the Board of Directors Meeting Minutes

Date: Wednesday, April 22, 2026

Time: 9:30 a.m.

Location : 185 Fontanelle Circle, Venice, FL 34292

Attendance: : Jodi Mercer, President; Mary Beth Siddons, Vice President, Gary Leidheiser, Treasurer, Mary Martinez, Secretary; Mark Horn, Director; Jami Herter, LCAM

- **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 March 25, 2026 and April 12, 2026 as written. Motion seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Old Business:**
 - **Matters Related to Sod Replacement and Funding:** An estimate is being obtained from Bayside Sod to replace sod following the same protocols used at last year's test sites. Once the estimate is received owners will be notified and installation will be scheduled to take advantage of the rainy season. Later this year an owner vote will be held for a special assessment (preferable to a large increase in monthly assessments) to complete the needed sod replacement in 2027.
- **New Business:**
 - **Matters Relating to Attorney Referrals for Collection:** Jodi Mercer made a motion to refer the delinquent accounts of the owners of Lot 6 and Lot 65 Verona Reserve to the Association's attorney for further collection action. Motion seconded by Mary Beth Siddons; motion passed UNANIMOUSLY.
 - **Matters Relating to Association's Filing of a Claim of Lien:** Jodi Mercer made a motion to record a Claim of Lien on Lot 89 Verona Reserve to secure the owners indebtedness to the Association. Motion seconded by Mary Martinez; motion passed UNANIMOUSLY.
 - **Matters Relating to Grounds Maintenance:** Mary Martinez made a motion to approve the proposal from ArtisTree in the amount of \$6,895 for Cabbage Palm trimming in common areas. Motion seconded by Gary Leidheiser; motion passed UNANIMOUSLY.
- **Architectural Review Applications:** Mary Beth Siddons made a motion to conditionally approve the applications for 147 Altesino Ct/new roofing and 2216 Terracina Dr/new roofing. Motion seconded by Mary Martinez; motion passed UNANIMOUSLY.
- **Owner Comments:** Dog park water fountain, cost to engage attorney about installation of park bench, browning of turf for test sites
- **Next Board Meeting:** 27th of May 2026 at 9:30 a.m.
- **Adjournment:** Mary Martinez made a motion to adjourn the meeting at 9:59 a.m. Motion was 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 13th day of May 2026