



Villa Serena Owners Association, Inc.
Meeting Minutes
September 10, 2025

The Board of Directors Meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on September 10, 2025, at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the meeting to order at 6:30 pm.

Board Members in attendance:

Stephanie Pepin, President
Cher Peper, Vice President
Thomas Humma, Treasurer
Don Robinson, Secretary
Kaz Ortiz, Director

Also, in attendance was Christina Kelly, of Ameri-Tech.

A quorum of the Board was established, and the President welcomed members to the meeting.

Proof of Meeting Notice was established, having been posted on September 5, 2025.

A motion was made by Thomas Humma to wave reading and approve the Minutes of the April 30, 2025 Board meeting. The motion was seconded by Cher Peper and passed unanimously.

Christina Kelly, the Community Manager discussed the Website System Owner Access portal for Villa Serena. She described how owners can sign up to have access to the restricted/private portal that contains budget figures, contracts, owner information, and individual owner financial ledgers.

A motion was made by Cher Peper to approve a resolution to transfer the Board credit card from Truist Bank to SouthState Bank. The motion was seconded by Thomas Humma and passed unanimously.

A motion was made by Cher Peper to accept the contract with Wayne Automatic Sprinklers for \$10,159.00 to make repairs to the fire sprinkler system and to replace 58 backup batteries in the monitoring system. The motion was seconded by Don Robinson and passed unanimously.

A motion was made by Cher Peper to accept the bid from Specialty Builders and Developers for \$5,175 to repair and paint stucco at 2135 Kings Palace, 2057 Kings Palace, and 2065 Kings Palace. The motion was seconded by Don Robinson and passed unanimously.

A motion was made by Thomas Humma to accept a contract with Fischer Landscaping for \$12,264.00 for sod and bush replacement. The motion was seconded by Cher Peper and passed unanimously.

Stephanie Pepin opened the forum for comments about any additional concerns.

A motion to adjourn was made by Don Robinson. The motion was seconded by Kaz Ortiz and the meeting was adjourned at 7:14 pm.

MINUTES WERE APPROVED AND PASSED BY BOARD VOTE AT THE OCTOBER 25 BOARD MEETING,