Villa Serena

Villa Serena Owners Association, Inc.
Board of Directors Meeting and Board of Directors Budget Workshop Minutes
October 14, 2026

The Board of Directors Meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on Wednesday, October 14, 2026, 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
Kaz Ortiz, Treasurer
George Petrick, Director
Don Robinson, Secretary

Also, in attendance was Christina Kelly, of Ameri-Tech. The Meeting was also on Zoom.

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 October 7, 2026.

A motion was made by Kaz Ortiz to waive reading and approve the Minutes of the August 31, 2026 Board meeting. The motion was seconded by George Petrick and passed unanimously by all Board Members in attendance.

Stephanie Pepin read into the Minutes an Emergency Agenda item that had been approved at the August 31 Meeting for a contract for $3,600 with FPAT, LLC. for an updated Reserve study.

Stephanie Pepin read into the Minutes an Emergency repair that had been made to the lift station by Chris's plumbing for $4096.72. The company installed a Flomatic Sewage air release valve to remedy a vacuum created from neighboring lift stations. A motion was made by Cher Peper to approve the charge. The motion was seconded by Kaz Ortiz and passed unanimously by all Board Members in attendance.

An Emergency agenda item was placed on the Agenda by Stephanie Pepin. While dismantling and excavating the wall next to the silt pond, a larger problem was discovered requiring more wood and extra reinforcement. A motion was made by Kaz Ortiz to approve a change order with Specialty Builders for $21,000 to install concrete reinforcements to the silt pond wall. The motion was seconded by Cher Peper and passed unanimously by all Board Members in attendance.

A motion was made by Kaz Ortiz to approve a contract with Gator Boyz Pressuring Washing for $12,862.50 for Community-Wide pressure washing: porches, sidewalks, driveways, curbs, the pool clubhouse area and furniture, all entrance pavers, the sidewalk and gutter along Gornto Lake Road. The motion was seconded by George Petrick and passed unanimously by all Board Members in attendance.

A motion was made by George Petrick to approve a contract with Fischer Landscaping for $13,768.00 to replace 4 trees and 716 shrubs throughout the Community. The motion was seconded by Cher Peper and approved by all Board Members in attendance.

Stephanie Pepin opened the forum for comments about additional concerns.

A motion to adjourn was made by Don Robinson. The motion was seconded by Kaz Ortiz and the Board Meeting was adjourned at 6:50 pm and the Board was immediately called to order for the Board of Directors Budget Workshop.

Board of Directors Budget Workshop.

Board members in attendance:
Stephanie Pepin- President
Cher Peper- Vice President
Kaz Ortiz- Treasurer
Don Robinson- Secretary
George Petrick- Director

Also in attendance was Christina Kelly of Ameri-Tech.

Discussion was held about the proposed 2027 Budget. Comments and questions were solicited and discussed.

No motions were made and no votes were taken.

Stephanie Pepin adjourned the workshop at 7:15 pm.

MINUTES WERE APPROVED AND PASSED BY BOARD VOTE AT THE NOVEMBER 11, 2026 BOARD MEETING.