

Villa Serena

Villa Serena Owners Association, Inc. Meeting Minutes May 22, 2026

The Board of Directors Meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on Friday, May 22, 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.

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 May 18, 2026.

A motion was made by Kaz Ortiz to wave reading and approve the Minutes of the April 8, 2026 Board meeting. The motion was seconded by George Petrick and passed unanimously by all Board Members in attendance.

A motion was made by Don Robinson to approve a contract with Boyette Pump and Well (Purple Water Works LLC) for \$6,986.10 to replace the south irrigation pump. The motion was seconded by George Petrick and passed unanimously by all Board Members in attendance.

A motion was made by Cher Peper to approve a contract with Specialty Builders & Developers, LLC for \$39,838.00 to remediate and repair the north retention pond retaining wall. The motion was seconded by Kaz Ortiz and passed unanimously 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 meeting was adjourned at 7:15 pm.

MINUTES WERE APPROVED AND PASSED BY A BOARD VOTE AT THE JUNE 26, 2026 BOARD MEETING