

# *Villa Serena*

## **Villa Serena Owners Association, Inc. Meeting Minutes April 8, 2026**

The Board of Directors Meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on April 8, 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

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 March 27, 2026.

A motion was made by Cher Peper to wave reading and approve the Minutes of the March 25, 2026 Board meeting. The motion was seconded by Don Robinson and passed with Stephanie Pepin, Cher Peper, and Don Robinson voting "yes."

A motion was made by Don Robinson to appoint George Petrick to fill the empty Board seat and serve on the Villa Serena Board. The motion was seconded by Cher Peper and with Stephanie Pepin, Cher Peper, and Don Robinson voting "yes." George was welcomed to the Board.

A motion was made by Don Robinson to approve a contract with Velocity Construction for \$18,080 to grind five locations, replace seven half driveways, replace two full driveways, and replace one walkway. 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 Unique Tree Care for \$18,300 to trim specified trees and palms throughout the Community; to remove one large Ficus tree behind building 26; and to trim and clean up trees between the creek and fence on the north side of the property. 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 EPS of Tampa Bay LLC for \$2,375.00 to repair, prep, and restrain the wood boardwalk ramp on the east side of the pool. The motion was seconded by George Petrick and passed unanimously by all Board Members in attendance.

Two agenda items were tabled and will be addressed later: Item 7, South Well Pump Quote and Item 9, Repair to Silt Pond Retaining Wall.

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 Cher Peper and the meeting was adjourned at 7:15 pm.

MINUTES WERE APPROVED AND PASSED BY A BOARD VOTE AT THE MAY 22, 2026 BOARD MEETING.