

Villa Serena

Villa Serena Owners Association, Inc. Annual Members Meeting and Board Organizational Meeting Minutes March 25, 2026

The Board of Directors Members Meeting and the Board Organizational Meeting of the Villa Serena Owners Association, Inc. (the "Association") was held on March 25, 2026, at the Clubhouse located at 2239 Kings Palace Drive, Riverview, Florida 33578. Stephanie Pepin called the Annual Membership 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.

The President welcomed members to the meeting.

Proof of Meeting Notice was established, having been mailed and posted on January 23, 2026.

A quorum was NOT established. 78 proxies were needed to hold a Members Meeting, but only 39 were returned or in attendance. The President adjourned the Members Meeting at 6:35 and opened the Board Organizational Meeting.

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 January 23, 2026.

A motion was made by Cher Peper to waive reading and approve the Minutes of the January 7, 2026 Board Meeting. The motion was seconded by Thomas Huma and passed unanimously by all present.

Stephanie Pepin explained that there were two Board seats open and only one person submitted her name, so an election was not necessary. She announced that the one person who submitted her name was herself, Stephanie Pepin. She thanked Thomas Huma for his work on the Board as he is not serving this year.

Stephanie Pepin announced that the Board would vote on its organization structure. She also announced that anyone who interested in serving on the Board, should submit his or her name for consideration by the Board. The person will fill the seat until the annual election next Spring.

A motion was made by Don Robinson nominating Stephanie Pepin to serve as Board President, for Cher Peper to serve as Board Vice President, for Kaz Ortiz to serve as Board Treasurer, and for Don Robinson to serve as Board Secretary. The motion was seconded by and passed unanimously by all present.

Stephanie Pepin made some general comments about expected work:

- The Association Budget ended the year with a healthy surplus.
- Tree trimming will be done throughout the community.
- The large trees on the north side of the property (some of which are threatening the fence) will be pruned and cleaned up.
- The south irrigation pump is going to need some work.
- Any new landscaping improvements will be postponed because of the watering restrictions.
- We will begin to prepare for future painting by assessing garage doors that need work.
- The wooden boardwalk East of the pool will be stained/painted.

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 7:35 pm.

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MINUTES WERE APPROVED AND PASSED BY BOARD VOTE AT THE APRIL 8, 2026.