

Inverness Village Condominium Association
Board of Directors meeting at the Clubhouse
2400 Forest Drive, Inverness, FL 34453
April 15, 2025

Meeting was called to order by Geri Morace at 6:04 PM. Due to technical difficulties, the meeting was unable to be aired on Zoom.

Quorum of 5 board members in attendance:

Geri Morace President	Dennis Schmidt Vice President	John Loomis Member at Large
Jim Marzullo Treasurer	Kathy Boyer Secretary	10 residents in attendance

Pledge of Allegiance recited.

Proof of Notice was posted on Friday, April 11, 2025.

Approval of March 2025 minutes - motion to accept by Jim, second by John. All in favor.

Adopt the Agenda- motion to accept by John, second by Dennis. All in favor.

Treasurer's report by Jim: The Jan-March profit, loss, and balance sheets were reviewed. We had a budget surplus of \$23,007.85 for the first three months of the year. A question concerning the CD account was voiced by Dennis. Jim clarified that there is one CD with a maturity date of May. There will be further discussion at that time on what course to take with the account. Motion to accept by John, second by Dennis. All in favor.

President's report by Geri: Geri commented on the fact that only four residents showed up for the budget seminar on March 26th. She thanked Jim for offering his expertise. Ken's Gutters completed the cleaning of the gutters. They provided before and after pictures and charged \$2500.00. Our new lawn service provider starts work on May 6th. Tuesdays will be their regularly scheduled day. Expect to see a crew of 6-7 men with 2 mowers. Work should take about 4 hours max. The termite people are starting to reapply insecticide around the perimeters of the buildings. See the attached President's report. Motion to accept by Jim, second by Kathy. All in favor.

Committee reports:

Maintenance Committee- The sewer lines were snaked out by the maintenance men. The drain issue in building 12 between 159-160 was repaired by Rob's Sewer and Drain. The cement was cut out in the lanai of 159, a new drain was installed and the floor was re-cemented. The line to the sinks was then cleaned. The bill came in under budget at \$1835.00. Citrus tree removed the stumps left from the removal of trees by building 8 and the office. Power washing will start on the 16th for the front and back entrances. Residents must remove any items outside their doors and under the stairs. The maintenance men will not touch personal property and will not clean around it.

Kathy Boyer

Social Committee- April Pot Luck had 35 attending. The next Pot Luck is scheduled for May 26, in the afternoon, with grilled hot dogs and hamburgers.

Welcoming Committee- Six units remain active for sale, three upstairs and three downstairs. Two pending units have been sold. Residents were reminded to access the "Intent to Sale or Rent" forms in the office or on our website.

Grounds Committee- Dawn Flanders presented a phase one list of plants and three trees with price estimates for consideration. The estimate was for approximately \$1000.00. There was a board discussion on extra trees by the office and clubhouse. There was a consensus that the nursery should do the plantings, as to provide some sort of guarantee of viability. A watering schedule will have to be set up with both maintenance and resident participation. The committee will return with a more concise price for the board to vote on.

Pool Committee- There was no committee report but Geri has received a list of violations to be corrected from the county. This includes broken pool tiles and a grate in the pump room along with some filter replacement.

Old business- Overflow and parking were discussed by Dennis. He reiterated that on April 16th, the overflow lot would be inventoried. Vehicles, trailers, campers, and boats without the proper tags, plates, and stickers would be subject to removal. There was a notice placed on the board and website stating that this would be done on April 16th. One resident, who had been ignoring multiple attempts to correct his parking, was on the verge of being towed. He had to pay the tow driver to keep his vehicle from being removed. Motion to accept by John, second by Kathy. All in favor.

New Business- None.

Residents were given the opportunity to ask questions. The Meeting adjourned at 7:00 PM. Motion to accept by Kathy, second by Geri. All in favor. Next meeting May 20, 2025.

Kathy Boyer