

Inverness Village Condominium Association
Board of Directors meeting at the Clubhouse
2400 Forest Drive, Inverness, FL. 34453
January 20, 2026

The meeting was called to order by Geri Morace at 6:00 PM. The meeting was aired on Zoom.

Quorum of 4 board members in attendance:

Geri Morace President John Loomis Member at Large Jim Marzullo Treasurer
Kathy Boyer Secretary Dennis Schmidt Vice President (absent}
15 residents in attendance, none on Zoom

Pledge of Allegiance recited.

Proof of Notice was posted on Friday, January 16, 2026. Agenda and Zoom invite sent by e-mail blast to all residents.

Approval of December 2025 minutes- Motion to accept by Jim; second by John. All in favor.

Adopt the Agenda- Motion to accept by John; second by Kathy. All in favor.

Treasurer's report by Jim: The January-December profit-loss, and balance sheets were reviewed. There was a total profit of \$2383.69 for the year 2025. Motion to accept by Kathy; second by Geri. All in favor.

President's report by Geri: The plumbing issues with the sanitary sewer lines behind building 3 have been corrected by Rob's Sewer at a final cost of \$3490.00. A resident and guest carried their party out in the back area of their unit causing a commotion. Nearby residents complained. Geri addressed the issue with the offending parties. She advised the neighboring residents to call the police if it happens again. She thanked the residents for attending and wished all of the residents a safe, happy, and healthy 2026. See the attached President's report. Motion to accept by Kathy; second by John. All in favor.

Committee reports:

Maintenance Committee- The weeding and mulching of garden beds continues. There were a total of 127 work orders addressed in 2025. Painting bids are being updated for the back stairwell/laundry areas. Painting will include walls and ceilings only and should start by March. Stairs will be addressed on an individual basis depending on need.

Social Committee- January Pot Luck had 57 residents and 5 guests attending. We had a wonderful array of menu options. A great time was had by all. The next Pot Luck is scheduled for February 10, 2026 at 6 PM. The theme is "Italian". Please RSVP in a timely manner so the committee can plan food accordingly. Bingo will be the 4th Tuesday of every month. Shuffleboard every Monday at 11 AM, Meditation every Thursday at 11:30 AM. Please read the monthly notice for a complete list of activities.

Welcoming Committee- Three active listings, one pending closing, and one foreclosure remain for sale. Unit 103 will be up for action next month. Kelly Kovac will be taking over the welcoming committee starting February 2026.

Landscaping Committee- none.

Pool Committee- none.

Old Business- none.

New Business- Jim read the new state requirement for a website with a secure portal for resident information. Residents in attendance were asked about their ability to access and navigate our website. Only a few raised their hands. It appears that all the required information is already available on the site. Jim will be adding the certifications of board members. At this time, the board feels the present website works adequately for our residents. This discussion will be ongoing.

Residents were allowed to ask questions. A resident mentioned that two piles of leaves were left in the front drive by the landscaping crew. Geri will give them a call to pick these up.

At this time, the two candidates for the open board seat were asked to speak. Rick Cook introduced himself and gave a brief biography and reason for running for the board. Jim Marzullo also gave a short synopsis of why he wants to remain on the board.

Our yearly meeting is February 17, 2026 which includes voting for a new board member. Please sign and return your proxy sheet so that we can post a quorum. Thank you.

The meeting was adjourned at 6:37 PM. Motion to accept by Kathy; second by Jim. All in favor.