

Inverness Village Condominium Association  
Board of Directors meeting at the Clubhouse  
2400 Forest Drive, Inverness, FL 34453  
May 20, 2025

Meeting was called to order by Geri Morace at 6:00 PM. The meeting was 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	15 residents in attendance, 5 on Zoom

Pledge of Allegiance recited.

Proof of Notice was posted on Friday, May 16, 2025.

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

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

Treasurer's report by Jim: The Jan-April profit, loss, and balance sheets were reviewed. We had a budget surplus of \$21,812.44 for the first four months of the year. Jim would like another vote on the accounting method for the mandatory reserve funds. No decision was made. Discussion followed concerning the need for flexibility in spending for roof replacement and special projects like painting the rear of the buildings and replacing handrails. Kathy questioned exactly when and which roofs needed replacing. Jim provided a breakdown of the current roofing situation. Flat roofs on buildings 2, 4, and 12 will be 20 years old by June 2026 and will need to be replaced. Mansard roofs still have approx. 5-10 years of life left. Motion to accept by John, second by Dennis. All in favor.

President's report by Geri: Power washing of front and back entrances were completed. Our new lawn service provider started work on May 6th with good feedback from the residents. Today, after scheduled lawn mowing and edging, weed and feed fertilizer was applied with positive results expected in 3 weeks. The dumpster doors are gone. Enclosures will be restained with a darker green shade from Sherwin Williams. The clubhouse was deep-cleaned by the maintenance crew. The main drain cover was replaced in the pool. A new permit is posted by the clubhouse. One of our golf carts was replaced with a model that can handle a pull cart. The old cart will be kept for parts. Geri thanked the residents who have provided their time and expertise to the community. See the attached President's report. Motion to accept by Kathy, second by Jim. All in favor.

Committee reports:

Maintenance Committee- The maintenance report was folded into the President's report.

Social Committee- April Pot Luck had 28 residents attending. The next Pot Luck is scheduled for May 26, in the afternoon, with grilled hot dogs and hamburgers. Bingo to follow immediately at 3 PM. There was a request made for extra assistance with clean up and bingo as two on the committee are having health issues and will not be in attendance. Geri and Larry offered to assist. There will be no Pot Luck in June.

Welcoming Committee- 7 units remain active for sale, 3 upstairs and 4 downstairs. The market is slow now with pricing between \$84,900-\$129,00. There are 13 rental units with owners bidding time till the market picks up.

Grounds Committee- Bob Lanier gave a report concerning phase one of the tree replanting. The committee has visited a couple of nurseries and narrowed down the tree species. They have prices. They are awaiting a visit from Steve Davis from the Florida Extension Service in June to present a final estimate to the board.

Pool Committee- Fern Loomis discussed the metal pool fencing needs repaint as pressure washing has caused the paint to flake off. She has lowered the heater temperature now that the air temperature has reached the high 80's - low 90's. She reports that the pool pump is not putting out enough pressure. She will discuss this with the pool company. A discussion concerning replacing all or part of the broken pool tiles took place. Geri has spoken to ProTile and will be contacting a few other tilers for an estimate to complete the work.

Old business- Overflow and parking were discussed by a few residents. There was a question on charging a fee for the residents that have multiple vehicles, boats, trailers, and cars beyond the one extra normally allowed. A discussion followed with no decision made.

New Business- The change in accounting method vote was discussed and tabled during the treasurer's report. The new key policy was read to the attending residents. It will now be the responsibility of each resident to have a key available via a neighbor or discreet hiding place in case they are locked out of their unit. The board will still require a key to remain locked in the office in case of a medical or environmental emergency. There was an anonymous vote by the board to accept the new key policy. The policy will be posted on the website and bulletin board. Motion to accept by Geri, second by Dennis. All in favor.

Residents were given the opportunity to ask questions. The Meeting adjourned at 7:20 PM. Motion to accept by Kathy, second by Dennis. All in favor. Next meeting June 17, 2025.