

Inverness Village Condominium Association
Board of Directors meeting at the Clubhouse
2400 Forest Drive, Inverness, FL. 34453
October 21, 2025

The meeting was called to order by Geri Morace at 6:00 PM. The meeting was not aired on Zoom.

Quorum of 5 board members in attendance:

Geri Morace President John Loomis Member at Large Jim Marzullo Treasurer
Dennis Schmidt Vice President Kathy Boyer Secretary 21 residents in attendance

Pledge of Allegiance recited.

Proof of Notice was posted on Friday, October 17, 2025. Agenda and zoom invite sent by e-mail blast to all residents.

Approval of September 2025 minutes. Motion to accept by John; second by Kathy. All in favor.

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

Treasurer's report by Jim: The January-September profit, loss, and balance sheets were reviewed. The proposed 2026 budget was given to the board members. This includes an increase of \$25.00 to the monthly assessment making the fee \$525.00 starting January. A copy of this budget will be mailed to residents prior to the next meeting in November. Motion to accept by John; second by Geri. All in favor.

President's report by Geri: A new company performed our building appraisal for \$475.00 as opposed to our last fee of \$2500.00. Citrus tree performed hurricane prep, trimming branches and removing the palm tree by the pool. Gutter cleaning was finished on October 16th by our maintenance crew. Our pool inspection came back with no infractions. New aluminum railings were installed by Big Sky Fencing along all back entrances bringing them up to code. The water heater in bldg 13, laundry 163-164, was replaced by Michael Scott Plumbing. See the attached President's report. Motion to accept by Jim; second by Dennis. All in favor.

Committee reports:

Maintenance Committee- Power and soft washing of the front entries/siding will be started toward the end of October. Sidewalks and walkways will also be pressure cleaned. Kathy requested that the tops of the front columns be cleaned as they are very dirty. New bulletin boards will be going up next to the mailboxes. Attic access screens were replaced with solid panels for the cold months. Repair of the irrigation system completed by Tipton Irrigation.

Social Committee- October Pot Luck had 37 residents and guests attending. The next Pot Luck is scheduled for November 11, 2025. Please RSVP by November 7th so the committee can plan food accordingly. This is our Thanksgiving dinner and a celebration of Veteran's Day. Turkey and stuffing will be provided. Dinner is at 1 PM. Bingo will be the 4th Tuesday of every month. Shuffleboard every Monday at 11 AM.

Welcoming Committee- Three units remain active for sale. Two units have recently sold. The market is improving. Unit 247 is under renovation and is for sale.

Landscaping Committee- A revised tree plan was presented by Bob Lanier after a discussion with Jim and Geri. We are now looking at a total of five trees for phase one. They will be purchased from Anson Nursery who will deliver and install.

Pool Committee- Fern Loomis stated that the pool needs a thorough cleaning as there are green areas noted along the bottom and sides. She has discussed this with the pool company and is waiting for a response.

Old Business- No old business.

New Business- Bids from four roofing companies were discussed for buildings 8 and 12. The board voted and approved Elite Roofing to replace the roofs. Work to be scheduled as soon as possible. Motion to accept by Jim; second by Kathy. All in favor. Bids for resurfacing the asphalt drives and parking areas were reviewed. The board voted and approved TarSeal to perform the work. Motion to accept by Dennis; second by John. All in favor. There was a motion by Jim to remove an erroneous entry in the June 20, 2023 board meeting minutes. This concerned the movement of funds from pooled reserves to building maintenance reserves. Motion to accept by John; second by Jim. All in favor.

Residents were allowed to ask questions. There was a discussion on adding a dog exercise area to the next agenda. Concerns were voiced about the alcove ceiling in building 8 where there is peeling and water damage. This will be addressed when the area is painted in the future. Concerns were voiced about overcrowded parking in the overflow lot. Resident was directed to John Loomis.

Meeting was adjourned at 7:15 PM. Motion to accept by Kathy; second by Jim. All in favor.
Next meeting November 18, 2025.