

Inverness Village Condominium Association
Meeting of the Board of Directors at the Clubhouse
2400 Forest Drive, Inverness, FL. 34453
March 17, 2026

The meeting was called to order by Geri at 6:02 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 Vice President
Kathy Boyer Secretary Dennis Schmidt Treasurer
17 residents in attendance

Pledge of Allegiance was recited.

Notice of meeting posted on the bulletin boards on Friday, March 13, 2026. Agenda sent by e-mail blast to all residents.

Approval of February 2026 annual meeting minutes- Motion to accept by John; second by Dennis. All in favor.

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

Treasurer's report by Dennis: The February profit-loss, and balance sheets were reviewed. There was a total profit of \$11,921.75 for February 2026. Motion to accept by Kathy; second by Jim. All in favor.

President's report by Geri- Pool curbing and tiles need to be repaired and replaced. Geri is obtaining estimates to have the work completed. Pool will be closed during repairs. Painting of the back entrances around the clubhouse is moving along and should be completed by the beginning of next week. Painters will then move on to the buildings around the office and pool. Geri reminded residents that they must remove items stored in the back stairwells prior to painting. Please read the attached President's report. Motion to accept by John; second by Dennis. All in favor.

Committee reports:

Maintenance Committee- Cleaning of the AC drains and dryer vents has been completed. Landscaping is ongoing with dead plants being cleaned up and removed.

Social Committee- March Pot Luck had 46 residents attending. Everyone loved the Corned Beef so much that we ran out. The committee apologized and is working on a plan to keep that from happening again. A great time was had by all. The next Pot Luck is scheduled for April 14, 2026, at 6 PM. This is our Easter dinner. 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- Kelly Kovac reported four active listings for sale with two pending closings. Unit 103 has a foreclosure date. See old business for more information.

Landscaping Committee- Bob Lanier reported that all of the newly planted trees are doing well, have taken root and are growing. Special thanks to Denise, Coach, Jim and Jim Jr. for their care and diligence in providing the much-needed watering.

Pool Committee- None. See the president's report concerning the pool tiles needing replacement.

Old Business-Bob Lanier gave a synopsis of the proposal for the dog exercise area in the back lot. There are strict requirements for the individuals and dogs using the area. The board has already reviewed this. A vote to continue with the project was made and approved. Motion to accept by Jim; second by Kathy. All in favor. This will be resident-funded and involves no board involvement. A request was made by Bob to anyone willing to donate to provide benches, a trash container, ashtray to please speak to him directly. Unit 103 has a foreclosure auction date of April 19, 30326 @ 10:00 AM. Information can be obtained at: www.citrus.realforeclosure.com.

New Business- Our Spectrum contract will be up for renewal at the end of the year. Dean Godfrey, who helped negotiate our present contract, would like to continue in that capacity. The board discussed the importance of a member being a point person with Dean. Jim volunteered to assist. A vote was taken to allow Dean, with Jim as the liaison with the board, to be the spokesperson in any contract renewal talks with Spectrum. Motion to approve by Kathy; second by John. All in favor.

There were a few questions concerning the dog exercise lot which Bob clarified. Larry Puhmann brought to our attention the amount of work he performs on his own time for our community. He recently replaced the old, rotting sandbags by filling 60 new bags with sand. He uses the golf cart, when needed, to transport materials. He asked that he be treated with respect while performing these tasks.

The next board meeting will be held on April 21, 2026, at 6 PM at the clubhouse.

The meeting was adjourned at 7:03 PM. Motion to accept by Kathy; second by Dennis. All in favor.