

Inverness Village Condominium Association
Board of Directors meeting at the Clubhouse
2400 Forest Drive, Inverness, FL. 34453
December 16, 2025

The 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 John Loomis Member at Large Jim Marzullo Treasurer
Dennis Schmidt Vice President (on Zoom) Kathy Boyer Secretary
14 residents in attendance, 1 resident on Zoom

Pledge of Allegiance recited.

Proof of Notice was posted on Friday, December 12, 2025. Agenda and Zoom invite sent by e-mail blast to all residents.

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

Adopt the Agenda- Jim asked to include a request to transfer money under new business. Motion to accept by Geri; second by Kathy. All in favor.

Treasurer's report by Jim: The January-November profit-loss, and balance sheets were reviewed. Total loss for the year is \$2666.99 after a profit of \$3341.74 in November. Jim feels there will be a final profit-loss of \$0 by the end of the year. Our insurance quote for next year from Heritage Insurance came in \$8685.33 less than last year. The building values increased by 7%. Our wind mitigation was completed. A resident questioned the total charge for the driveway resealing and was told \$16,644.00. Motion to accept by Kathy; second by John. All in favor.

President's report by Geri: The roof replacements on buildings 8 and 12 were completed and inspected by the city. All of the building fronts have been soft washed and pressure cleaned. New bulletin boards were installed in each entryway. Driveways were recoated and relined. Geri expressed gratitude for the quiet hurricane season. She wished all of the residents a joyful and blessed Christmas and New Year. See the attached President's report. Motion to accept by Jim; second by John. All in favor.

Committee reports:

Maintenance Committee- All projects for 2025 have been completed. Laundry room walls will be scraped and painted as time allows. The men are focusing on weeding and mulching the circles and building planting areas. The gutter drainage situation is being monitored. Any gutter that appears to need cleaning again will be cleaned. Please fill out a request for maintenance. The next project in the new year will be painting the back areas outside the laundry rooms. This will be done on a "pay as we go" basis.

Social Committee- November Pot Luck had 57 residents and guests attending. We had a wonderful array of menu options. A great time was had by all. The next Pot Luck is scheduled for January 13, 2026 at 6 PM. The theme is "Hodge-Podge". 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.

Welcoming Committee- A total of twelve units have sold so far this year. Four active listings and one foreclosure remain for sale. There are sixteen rentals and two vacant units. Kelly Kovac will be taking over the welcoming committee starting February 2026.

Landscaping Committee- Bob Lanier announced that phase 1, with a total of 3 Live Oak and 2 Redbud trees, was completed. Trees were planted in the areas behind the clubhouse and along the outer property of buildings 10 and 11. Daily watering by hose is being done by Jim, his son, and Larry. There is a budget next year to continue replacing trees.

Pool Committee- There were no issues presented concerning the pool.

Old Business- none.

New Business- Jim requested to move \$46,632.11 from the emergency reserve to the roofing reserve. The emergency reserve has not been utilized in years. Funds were accessed from the general operating budget when needed. Buildings 3,4,5, and 6 are due for new roofs in the next couple of years. This would lessen the shortage in the roofing fund and possibly reduce any future special assessments. The board voted to move the funds. Motion to accept by Geri; second by John. All in favor. Jim brought up the requirement for annual audits. He is looking for a firm with a less expensive fee for this service. Kathy mentioned that the residents could forgo an audit by vote. She asked if the 2024 audit was completed. Jim said it was, and the results were satisfactory. Jim brought up the new requirement for a website with a secure portal for resident information. This discussion will be ongoing.

Residents were allowed to ask questions.

The meeting was adjourned at 6:48 PM. Motion to accept by Dennis; second by Jim. All in favor. Next meeting January 20, 2026.