



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

Draft BOARD MEETING MINUTES

January 21, 2025

CALL TO ORDER

Donald Shields called to order the Board meeting of the Vero Beach Highlands POA, Inc. Board of the Directors at 6:00 pm on January 21, 2025 in the Vero Beach Highlands Clubhouse
625 Highlands Drive SW
Vero Beach, FL 32962

PLEDGE OF ALLEGIANCE

ROLL CALL

Kimberly Beattie conducted roll call. The following were present:

Donald Shields
Andrew Coull
Karin Ramsey
Marc Tollis
Katie Jandreau
Jake Jandreau
Suzy Burgess
Denise D'Alessio
Fern Grounds

There were 26 members that attended.

APPROVAL OF MINUTES

Minutes of the December 17th, 2024 Board Meeting and December 30th, 2024 Special Meeting were presented and reviewed. Fern Grounds made a motion to accept the minutes as presented. Andrew Coull seconded the motion. There was no further discussion. Karin Ramsey said "Aye", Andrew Coull said "Aye", Katie Jandreau said "Nay", Suzy Burgess said "Nay", and Jake Jandreau said "Nay", Fern Grounds said "Aye", Marc Tollis said "Aye" and Denise D'Alessio said "Aye." The motion passed.



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REPORT OF COMMITTEES

1. Secretary		Kimberly Beattie
2. Audit	No Report	
3. Maintenance		Kimberly Beattie
4. Publicity	No Report	
5. Architecture	No Report	
6. Recreation	No Report	
7. Financial		Andrew Coull
8. Treasurer's		Andrew Coull
9. Nominating	No Report	

Prior to the Approval of Minutes, Donald Shields resigned as president of the association. Karin Ramsey, the current Vice President, became the president of the association.

Cheryl Shields started complaining about the approval of minutes, stating that she had her receipts. She stated that members should have free use of the banquet hall because they pay for the banquet hall in their dues. She was arguing that she did not know where the minutes came from and who said \$1200.00 was spent. Andrew Coull said it was discussed and the vendors were supposed to have paid for their tables. The interim president gaveled the heated arguments and repeatedly asked Cheryl Shields to calm down and let others speak. Suzy Burgess said that anyone who is a member can come in and play cards. Katie Jandreau said that the attorney said that the members are allowed to use the facility if they want and that private events need to be paid for. But there should be no rent for members who want to get together. There was discussion that if a member used their cards and had a total of up to 8 people as allowed by the rules to enter, they could use the hall.

Kimberly Beattie read the Secretary's Report and the Breakdown of Assessments and gave the Maintenance Report.

Andrew Coull read the treasurer's report and advised that now that we have the end of the year figures, he is calling a special meeting to discuss the budget one last time. The Special Meeting was set for Saturday, February 15th, 2025 at 10:00 am, however, it was later changed to February 1, 2025 at 10:00 am.

At this time, Jake Jandreau resigned from the Board of Directors.



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OLD BUSINESS

1. Florida Statute 720.303 (4) (b) Website Compliance (Exhibit OB1A, OB1B, OB1C)

Denise D'Alessio/Suzy Burgess

Lisa Doige from Dependable Data presented simple Website choices and the costs. Exhibit attached. Denise D'Alessio presented the information on PayHoa. Exhibit attached. There was discussion. Fern Grounds stated that she talked to the state and Governor's office and that we are a POA and do not fall under HOA guidelines. Katie Jandreau states that obviously a webpage would be less expensive. Denise D'Alessio advised that PayHoa had accounting included. Kimberly Beattie advised that our current accounting program, Sage, auto renewed on December 17th, 2024. She stated that this would give us a year to get all the accounting moved over to a new program. There was discussion. Suzy Burgess made a motion for the association to use PayHoa. Katie Jandreau seconded the motion. There was no further discussion. Karin Ramsey said "Aye", Andrew Coull said "Aye", Katie Jandreau said "Aye", Suzy Burgess said "Aye", Fern Grounds said "Nay", Marc Tollis said "Aye" and Denise D'Alessio said "Aye." The motion passed unanimously.

At this time Suzy Burgess presented a letter from the attorney that she made a motion on. She made the motion for the letter to be entered into the minutes as evidence. Greg Bracken from the audience asked if it was the letter from the attorney regarding HOA compliance. Suzy Burgess advised that it was. Katie Jandreau seconded the motion. There was discussion. Fern Grounds again stated that we are not an HOA we are a POA and that she had done the research. There was no further discussion. Karin Ramsey said "Aye", Andrew Coull said "Aye", Katie Jandreau said "Aye", Suzy Burgess said "Aye", Fern Grounds said "Nay", Marc Tollis said "Aye" and Denise D'Alessio said "Aye." The motion passed. The letter is admitted as Exhibit AA.

2. Money/Receipts from Recreational Committee

Andrew Coull

Andrew Coull advised the members of the recreational committee that he needed full transparency with the monies that they were taking in for the events they were holding and that all monies needed to go through the office. Suzy Burgess stated that she threw away her receipts. Andrew Coull said he needed the receipts. There was discussion. Karin Ramsey gavelled and stated that this issue had always been a bone of contention with the board members since Suzy Burgess had become the recreation director. She stated that the Board decides how much money is to be spent as it is the association's money. Everything needs permission from the Board. It is not up to one person to decide. She stated that due to the fact that the association had been robbed of money in the past, by people from before, there was a strict "no cash" policy in place to protect the members. The recreation committee and its director need to come to the board with figures, so there are no surprises with money. Suzy Burgess said that she, Katie and Jake Jandreau, and Don Shields had paid out of their own pocket the expenses. Andrew Coull stated that what monies they spent and what monies they have collected has to come through the office as it is association money. Andrew Coull made a motion that all monies spending and receiving stay in-house and that board needs to know about events and monies needed a month in advance. Katie Jandreau seconded the motion. There was no further discussion. Karin Ramsey said "Aye", Andrew Coull said "Aye", Katie Jandreau said "Aye", Suzy Burgess said "Aye",



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Fern Grounds said "Aye", Marc Tollis said "Aye" and Denise D'Alessio said "Aye." All said "Aye." The motion passed unanimously.

3. Social Members Applications

Kimberly Beattie

Kimberly Beattie mentioned that the former president had wanted to do background checks on new social-members and she needed to know how detailed the application needed to be. There was discussion. It was decided that there was no reason to run background or credit checks and that a simple application is all that is needed,

4. Current Social Member Prices

Denise D'Alessio

Denise D'Alessio brought up that the two current social members have only been paying the same as deed restricted members all along and she asked if we should grandfather them in at the members price since they had been paying for many years. Denise D'Alessio made a motion that new social members pay \$600.00 per year and existing social members be grandfathered in at deed restricted prices. Marc Tollis seconded the motion. There was no further discussion. Karin Ramsey said "Aye", Andrew Coull said "Aye", Katie Jandreau said "Aye", Suzy Burgess said "Aye", Fern Grounds said "Aye", Marc Tollis said "Aye" and Denise D'Alessio said "Aye." The motion passed unanimously.

NEW BUSINESS

1. Building Repair (Exhibit NB1 and NB2)

Kimberly Beattie

Kimberly Beattie presented two estimates for the building. One for the entire building to be repaired and re-sided and the other is for repair and only re-siding where siding was lost and painting it to match the existing siding. There was discussion. Katie Jandreau made a motion to accept the lower bid to repair and only reside what was damaged. Fern Grounds seconded the motion. Karin Ramsey said "Aye", Andrew Coull said "Aye", Katie Jandreau said "Aye", Suzy Burgess said "Aye", Fern Grounds said "Aye", Marc Tollis said "Aye" and Denise D'Alessio said "Aye." All said "Aye." The motion passed unanimously.

2. Insurance Policy Notice

Kimberly Beattie

Kimberly Beattie advised the board that the association received a Notice of Non-Renewal from the property insurance company.



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3. Attorney Correspondence

Denise D'Alessio

Denise D'Alessio stated that she had concern over Donald Shields, Katie Jandreau and Suzy Burgess taking it up on their selves to correspond with and meet with the attorney without first getting approval to pay for such at the board meetings. There was loud discussion. Suzy Burgess said that she was concerned that the board was out of compliance with the new statutes and that she asked Donald Shields and he Okayed the emails and the meeting. Katie Jandreau stated they were here at the board meeting to tell everyone about the meeting. She said that the by-laws needed to be revitalized every 15 years. There was loud discussion and some arguing. A board member from the audience gave the example of her board and said that if her board felt there was something needed to be something discussed with the attorney, they sought board approval. There was loud discussion. Denise D'Alessio requested that moving forward paying for the attorney needed to be approved. At this time, Suzy Burgess and Katie Jandreau resigned from the board.

PUBLIC COMMENTS

ADJOURNMENT

Fern Grounds made a motion to adjourn. Andrew Coull seconded the motion. All said "Aye." Karin Ramsey said "Aye", Andrew Coull said "Aye", Marc Tollis said "Aye", Denise D'Alessio and Fern Grounds said "Aye." The motion passed unanimously. The meeting adjourned at 7:50 pm.