



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

Draft BOARD MEETING MINUTES

October 21st, 2025

CALL TO ORDER

Karin Ramsey called to order the Board meeting of the Vero Beach Highlands POA, Inc. Board of the Directors at 6:00 pm on October 21st, 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:

Karin Ramsey
Mark Manera
Andrew Coull
Fern Grounds
Marc Tollis
Greg Bracken
Denise Bouldin-Davis
Hilda Margolis
Denise D'Alessio

There were three property owners' who attended the meeting, Terry Tollis, Dave Krzemien and Candee Zicari.

APPROVAL OF MINUTES

Minutes of the September 16th, 2025 Board Meeting were presented and reviewed. Andrew Coull made a motion to accept the minutes as presented. Mark Tollis seconded the motion. There was no further discussion. All said "Aye." Karin Ramsey said "Aye", Andrew Coull said "Aye", Mark Manera



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

said "Aye", Fern Grounds said "Aye", Marc Tollis said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", Denise Bouldin-Davis said "Aye" and Denise D'Alessio said "Aye." The motion passed unanimously.

REPORT OF COMMITTEES

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

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

Mark Manera read the maintenance report. He stated that he was going to repair the door that was kicked in at the racquetball court. He thinks we need to add a metal bar to the basketball fence to stop the vandals from constantly untwisting the wires that hold the fence up. He also stated that he thinks Andrew Coull should raise the flag and the board members should attend the flag raising. He advised that he was going to start on the umbrella stands after the flagpole was finished.

Denise Bouldin-Davis and the recreation committee would like to purchase a tall animated Halloween item to bring attention to the trunk or treat and to make it fun for the kids. Karin Ramsey said that this was not in the budget. There was much discussion. Greg Bracken stated that he does not understand why that cannot be taken out of the budget from somewhere else. Kimberly Beattie showed that the yearly amount spent so far shows \$751.00 spent with \$175.75 still in the budget. Denise Bouldin-Davis made a motion to buy the Halloween item using the remainder of the money left in the promotions category for such. Fern Grounds seconded the motion. "Karin Ramsey said "Nay", Andrew Coull said "Nay", Mark Manera said "Aye", Fern Grounds said "Aye", Marc Tollis said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", Denise Bouldin-Davis said "Aye" and Denise D'Alessio said "Aye." The motion passed unanimously.

Andrew Coull read the Finance and Treasurers Report. He explained to all that they had a budget sheet for use at the budget meeting and for the members to look over it prior to annual budget meeting. He also expressed his concern for the next three months and possibly needing to move some money from the money market to the operating account.



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

OLD BUSINESS

1. Removal of Dead Trees and Stumps

Mark Manera

Mark Manera stated that we had received two bids for the tree and stump removal. Mark Manera made a motion to accept Christo's estimate and to get the stump grinding amount in writing. Mark Tollis seconded that motion. There was no further discussion. All said "Aye." Karin Ramsey said "Aye", Andrew Coull said "Aye", Mark Manera said "Aye", Fern Grounds said "Aye", Marc Tollis said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", Denise Bouldin-Davis said "Aye" and Denise D'Alessio said "Aye." The motion passed unanimously.

NEW BUSINESS

1. Permission to Bring Jim Reamy in for Meeting To Discuss Amounts Needed for Deferred Maintenance

Kimberly Beattie

Kimberly Beattie asked if the Board of Directors wanted to bring Jim Reamy the CPA in to explain the amounts we need to hold in reserve as well as to explain some other information to the board. There was discussion. Mark Manera made a motion to bring the Jim Reamy in for the meeting to discuss deferred maintenance and other useful information. Fern Grounds seconded the motion. There was no further discussion. All said "Aye." Karin Ramsey said "Aye", Andrew Coull said "Aye", Mark Manera said "Aye", Fern Grounds said "Aye", Marc Tollis said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", Denise Bouldin-Davis said "Aye" and Denise D'Alessio said "Aye." The motion passed unanimously.

2. & 3. 2026 Proposed Budget Sheet & Date for Meeting (Exhibit NB2)

Andrew Coull

Andrew Coull advised all to take their budget sheets home and look it over to be prepared for the annual budget meeting. The meeting was set for November 8th at 10:00am.

4. Review By-Laws

Marc Tollis

Marc Tollis agreed to review the by-laws at the next meeting due to time. This was tabled until next meeting.

5. Comprehensive Black Algae Treatment (Exhibit NB5)

Kimberly Beattie

Kimberly Beattie presented the estimate that All Clear Pools gave to remove the algae from the family pool. There was discussion. It was decided that Kimberly Beattie will invite the new pool company to the next meeting so that they can explain the algacide treatment to the board as well as introduce themselves to the board.



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

6. Set Date for Christmas Party

Karin Ramsey

Karin Ramsey advised that in the past we had a Christmas Party for the employees and that we would like to continue that. There was discussion. It was agreed that the Christmas Party would be on December 9th, at 6:00pm. All members and employees will get with Kimberly Beattie to arrange a menu.

PUBLIC COMMENTS

ADJOURNMENT

Denise D'Alessio made a motion to adjourn. Fern Grounds seconded the motion. There was no further discussion. All said "Aye." Karin Ramsey said "Aye", Andrew Coull said "Aye", Mark Manera said "Aye", Fern Grounds said "Aye", Marc Tollis said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", Denise Bouldin-Davis said "Aye" and Denise D'Alessio said "Aye." The motion passed unanimously.