



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

Draft BOARD MEETING MINUTES

November 18th, 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 November 18th, 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 four property owners' who attended the meeting, Dave Krzemien , Pat, Doug and Michael Denninger.

APPROVAL OF MINUTES

Minutes of the October 21st, 2025 Board Meeting were presented and reviewed. Mark Manera made a motion to accept the minutes as presented. Greg Bracken seconded the motion. There was no further discussion. All said "Aye." Karin Ramsey said "Aye", Andrew Coull said "Aye", Mark Manera



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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	No Report	
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 stated that there was a repair to the playground that had been completed.

Andrew Coull read the Finance and Treasurers Report. He gave the percentage rates of the CDs.

OLD BUSINESS

1. Black Algae in Family Pool Charles McLain

Charles McLain explained the procedure to clean the black algae out of the family pool. There were questions from the board members that were answered. It was explained that the pool will be closed for 1 to 2 weeks. Mark Manera made a motion to go forward with All Clear Pools to have the algae removed. Greg Bracken seconded the motion. Andrew Coull stated that we should get another opinion. Karin Ramsey said "Aye", 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.



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NEW BUSINESS

1. Jim Reamy Accountant

Jim Reamy

Jim Reamy held an answer and question session so that the board members could ask questions they had regarding deferred maintenance, how much money the association can make and not be taxed. Hall rentals were discussed, money being deposited into the general fund, association recreational proceeds, and donations were all discussed.

PUBLIC COMMENTS

ADJOURNMENT

Fern Grounds made a motion to adjourn. Mark Manera 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.