



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

(DRAFT)BOARD MEETING MINUTES

DECEMBER 16th, 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 December 16th, 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
Marc Tollis
Greg Bracken
Denise Bouldin-Davis
Hilda Margolis
Denise D'Alessio

APPROVAL OF MINUTES

Minutes of the November 18th, 2025 Board Meeting were presented and reviewed. Andrew Coull made a motion to accept the minutes as presented. 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", 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.



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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 read the report. He also thanked everyone for their contributions to the Christmas Party and especially Terry Tollis, for pulling the entire event together.

Andrew Coull read the Finance and Treasurers Report.

OLD BUSINESS

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| 1. | Review of the By-Laws | Marc Tollis |
|----|-----------------------|-------------|

This has been tabled to the New Year.

NEW BUSINESS

- | | | |
|----|---|------------------|
| 1. | 360 WiFi Camera on top of Wall @ BB Court | Kimberly Beattie |
|----|---|------------------|

Kimberly Beattie advised that due to the recurring damage at the basketball court to the fence and the vandalism to the doors, she would like to look into having a camera installed. There was discussion. Kimberly Beattie advised that she had a camera at home that was solar powered and even followed the perpetrators and zoomed in on their movement. It was decided that Kimberly Beattie would get some estimates on cameras.



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2. Plexiglas for Sign

Kimberly Beattie

Kimberly Beattie advised that the Plexiglas on the sign broke. One side was cracked for a while and the other side cracked when they were putting new locks on the casing. She asked Vero Glass & Mirror for an estimate for the Plexiglas as they have been used by the association in the past and had always been fair. Denise D'Alessio said that she knew the company and felt like this was a fair price. Mark Manera liked the idea of checking around to see if we could get a better price. Greg Bracken found a company on a website that showed less of a price but is not local. It was decided that Kimberly Beattie would check prices and have more estimates at the next meeting.

PUBLIC COMMENTS

ADJOURNMENT

Mark Manera made a motion to adjourn. Denise D'Alessio seconded the motion. There was no further discussion. All said "Aye." Karin Ramsey said "Aye", Andrew Coull said "Aye", Mark Manera 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.