



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

(Draft) Annual BOARD MEETING MINUTES

February 24th, 2026

CALL TO ORDER

Karin Ramsey called to order the Annual Board meeting of the Vero Beach Highlands POA, Inc. Board of the Directors at 6:00 pm on February 24th, 2026 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
Denise D'Alessio
Denise Bouldin Davis
Greg Bracken
Hilda Margolis

Fern Grounds was not in attendance. A member Judy Coull was in attendance.

NEW BUSINESS

1. **Accepting the Proposed Annual Budget (Exhibit NB1)**



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

2. Report from Nominating Committee

Karin Ramsey advised that there were no nominations sent in.

3. Nominating/Seating Officers

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

Mark Manera nominated Karin Ramsey to be Vice President. Marc Tollis seconded the motion. All said "Aye". Karin Ramsey said "Aye", Mark Manera said "Aye", Andrew Coull said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Greg Bracken said "Aye", Denise Bouldin-Davis said "Aye", and Hilda Margolis said "Aye." There was no discussion. The motion passed unanimously.

Mark Manera nominated Andrew Coull to be Treasurer. Karin Ramey seconded the motion. All said "Aye". Karin Ramsey said "Aye", Mark Manera said "Aye", Andrew Coull said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Greg Bracken said "Aye", Denise Bouldin-Davis said "Aye", and Hilda Margolis said "Aye." There was no discussion. The motion passed unanimously.

Kimberly Beattie will remain the Secretary.

ADJOURNMENT

Andrew Coull made a motion to adjourn. Mark Manera seconded the motion. All said "Aye." Karin Ramsey said "Aye", Andrew Coull said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Mark Manera said "Aye", Denise Davis said "Aye", Greg Bracken said "Aye" and Hilda Margolis said "Aye." The motion passed unanimously. The meeting adjourned at 6:20 pm.