



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

Draft BOARD MEETING MINUTES

March 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 March 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
Hilda Margolis

Denise D'Alessio and Denise Bouldin-Davis were not present.

There were four property owners' who attended the meeting. Jerry and Carey Carlson, Craig Troutman and David Krzemien.

APPROVAL OF MINUTES

Minutes of the February 18th, 2025 Board Meeting and the February 25th, 2025 Annual Meeting were presented and reviewed. Andrew Coull made a motion to accept the minutes as presented. Marc Tollis 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



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Tollis said "Aye", Greg Bracken said "Aye", and Hilda Margolis said "Aye." The motion passed unanimously.

REPORT OF COMMITTEES

1. Secretary		Kimberly Beattie
2. Audit	No Report	
3. Maintenance	No Report	
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.

Andrew Coull gave the Treasurer's and Financial Report.

OLD BUSINESS

1. Outdoor Pool Tables in lieu of Furniture Karin Ramsey

Karin Ramsey advised that at the meeting to discuss the annual budget there had been a discussion on adding pool/patio furniture to the deck of the family pool. This is not needed nor is there room for such, so in lieu of furniture, she stated that we could add a few small tables to be set between the lounge chairs. There was discussion that this was a much better idea. Kimberly Beattie will get estimates for tables.

2. Cleaning the Floors of the Banquet Hall Kimberly Beattie

Kimberly Beattie advised that it was time to have the floors cleaned again in the banquet hall, by Quality Floors. There was discussion. Mark Manera made a motion to have the floors cleaned by Quality Floors. Andrew Coull 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", and Hilda Margolis said "Aye." The motion passed unanimously.



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3. Insurance Proposals

Kimberly Beattie

This was tabled to allow insurance agents more time to get quotes.

4. Update on Continuing Education Course/Info

**Denise D'Alessio/
Kimberly Beattie**

Kimberly Beattie gave all a schedule through the end of March to get certified as a board member. New board members have 90 days.

NEW BUSINESS

1. Hiring a Maintenance Employee

Andrew Coull

Andrew Coull expressed his desire to hire Ethan Squires again. The weekend maintenance worker is already having problems and Andrew stated that Ethan Squires is capable of doing much more than the other employees can do. He stated he felt that Ethan Squires was terminated over a trivial matter with the previous president and that his firing was not deserved. Andrew Coull made a motion to bring Ethan Squires back at the rate of pay he left at. Marc Tollis seconded the motion. 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", and Hilda Margolis said "Aye." The motion passed unanimously.

2. Seating a New Board Member

Karin Ramsey

Karin Ramsey advised that Hilda Margolis turned in her resume to be considered for a board member. Hilda Margolis was seated at the beginning of the meeting.



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3. Replacing Gutters

Kimberly Beattie

Kimberly Beattie discussed the gutter replacing invoice from All-Pro Seamless Rain Gutters. She explained that this was the only company out of five that she called that came out and gave an estimate. She stated that the others never returned her call or their number had been disconnected. A property owner, Mr. Gerald Carlson advised that he had just had his gutters done and advised a number to call. This matter was tabled so that Kimberly Beattie could get another estimate.

PUBLIC COMMENTS

Jerry Carlson addressed the board regarding the large ogama lizard species that were taking over the outside of the clubhouse, leaving huge droppings and killing other good lizards. He advised that he could come in early and shoot them and take care of them for the association. Permission was given. Mark Manera stated that he would like to look into the moral issue.

ADJOURNMENT

Andrew Coull made a motion to adjourn. Marc Tollis seconded the motion. 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", and Hilda Margolis said "Aye." The motion passed unanimously. The meeting adjourned at 6:50pm.