



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

Draft BOARD MEETING MINUTES

April 15th, 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 April 15th, 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 Bouldin-Davis
Denise D'Alessio

There were three property owners' who attended the meeting. David Krzemien, Judy Coull and Jeff Davis.

APPROVAL OF MINUTES

Minutes of the March 18th, 2025 Board Meeting and the April 8th, 2025 Special Meeting were presented and reviewed. Marc Tollis made a motion to accept the minutes as presented. Fern Grounds



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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.

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
(Exhibit OB1A, OB1B, OB1C) | Kim Beattie |
|---|-------------|

Kimberly Beattie advised that Andrew Coull and his wife Judy had seen some small tables at Walmart that they thought might look good with the furniture. There was discussion. Mark Manera made a motion to order two tables so that the board could look at them. 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.



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**2. Flagpole Center & Flagpole
(Exhibits OB2A, OB2B, OB2C)**

Kimberly Beattie

Kimberly Beattie advised that she had the exhibits with different style flagpoles and would like to know which flagpole the board would like to put up. There was discussion. Mark Manera made a motion to accept the pole on Exhibit OB2B, #541. 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 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.

3. CD/MM Accounts

Andrew Coull

Andrew Coull advised that the directors needed to close out the debit card account as they are no longer allowed and that they need to move \$93,000.00 from the money market account into the CD to make it an even \$200,000.00 so it can be earning more interest. The balances will remain in the money market account and the business checking account.

**4. Updates for DBPR Certification
(Exhibit OB4)**

Kimberly Beattie

Kimberly Beattie advised that she had included in everyone's file Exhibit OB4, which had the next two months worth of classes for them to receive their certificate of completion.

5. Gutters

Kimberly Beattie

Kimberly Beattie went over the two estimates. There was discussion. Denise Bouldin-Davis made a motion to accept the estimate from Brothers that Just do Gutters. 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 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. Johnnie Johnson

Karin Ramsey

Mr. Johnson was unable to attend.



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PUBLIC COMMENTS

ADJOURNMENT

Fern Grounds made a motion to adjourn. Marc 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. The meeting adjourned at 7:45pm.