



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

(Draft) BOARD MEETING MINUTES

April 21st, 2026

CALL TO ORDER

Mark Manera called to order the Board meeting of the Vero Beach Highlands POA, Inc. Board of the Directors at 6:00 pm on April 21st, 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:

Mark Manera
Karin Ramsey
Andrew Coull
Fern Grounds
Marc Tollis
Denise D'Alessio
Greg Bracken
Denise Bouldin-Davis

Hilda Margolis was not in attendance. There were 5 property owners in attendance; Judy Coull, David Krzemien, Elizabeth Reece and her daughter, Terry Tollis and Candee Zicari.

APPROVAL OF MINUTES

Minutes of the March 17th, 2026 Board Meeting were presented and reviewed. Karin Ramsey made a motion to accept the minutes as presented. Andrew Coull seconded the motion. All said "Aye." Mark Manera said "Aye", Karin Ramsey said "Aye", Andrew Coull said "Aye", Fern Grounds said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Greg Bracken said "Aye", and Denise Bouldin-Davis said "Aye." There was no further discussion. 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		Denise Bouldin-Davis
7. Financial		Andrew Coull
8. Treasurer's		Andrew Coull
9. Nominating	No Report	

After Roll Call, Cindy Dampier gave everyone the proposal for the insurance renewal. She went over all the details. Fern Grounds asked if volunteers were covered for liability. Cindy Dampier answered "No." Employees are covered under worker's compensation however volunteers are not covered by any policy. Our total annual premiums for all policies are \$54,783.18.

Kimberly Beattie read the Secretary's Report and read the Breakdown of Assessments.

Mark Manera gave the maintenance report. He advised that the floors in the banquet hall were shiny and had been done. He also advised that the pressure cleaning at the complex had been finished. He said that the evacuation pump in the pool had been replaced as well as the black algae treatment had been completed. He stated that the golf cart batteries had been changed to a lithium battery with an 8 year warranty. He also advised that the elliptical machine was broken in the gym and we are waiting on repair.

Denise Bouldin-Davis advised that the Easter Egg Hunt was a success. There were 7 in attendance but all had a fun time.

Andrew Coull read the Finance and Treasurers Report. All is in good order.

OLD BUSINESS

1. Blinds for the Banquet Hall (Exhibit OB1A, OB1B, OB1C)	Kimberly Beattie
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Kimberly Beattie showed three exhibits as well as swaths of the shades from the different companies. These were examined by the board members. There was discussion. Karin Ramsey made a motion to accept the estimate from Beachview Blinds. Denise D'Alessio seconded the motion. All said "Aye." Mark Manera said "Aye", Karin Ramsey said "Aye", Andrew Coull said "Aye", Fern Grounds said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Greg Bracken said "Aye", and Denise Bouldin-



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Davis said "Aye." The motion passed unanimously. There was further discussion regarding the color to choose. Denise D'Alessio made a motion to accept the color, 5%Nordic Bright White, #RS2501. Marc Tollis seconded the motion. Mark Manera said "Aye", Karin Ramsey said "Aye", Andrew Coull said "Aye", Fern Grounds said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Greg Bracken said "Aye", and Denise Bouldin-Davis said "Aye." There was no further discussion. The motion passed unanimously.

2. 2026 Approved Budget

Kimberly Beattie

Kimberly Beattie let the board members know that there was a copy of the approved 2026 budget for their records in their files.

NEW BUSINESS

1. Cindy Dampier Insurance Renewal

Cindy Dampier

As per above, Cindy Dampier spoke right after roll call to the board about the insurance renewal, so she didn't have to stay through the entire meeting.

2. Pool Heater Shut Off Date

Kimberly Beattie

Kimberly Beattie asked what date the Board of Directors wanted to shut off the pool heater. It was discussed that the heater will be shut off May 1st, 2026.

3. Recreation Purchase Requirements

Denise Bouldin-Davis wanted to clarify purchase requirements for the recreation committee. She said she got some push back on the popcorn machine that was purchased by the recreation committee and wanted clarification about a board member being able to purchase. She advised that Kimberly Beattie was able to purchase up to \$500.00 for the club and that Karin Ramsey purchased some edging stones for the members to look at. It was explained that the board wants the recreation department to come to the board prior to purchasing any item. All purchases from the recreation department have to be approved first before being purchased. Recreation items are not club supplies or repairs, it was discussed that this is extracurricular spending must be approved by the board to protect the recreation committee from making would could be thought of by the association members as arbitrary spending. The president and the secretary of the corporation by nature of their positions have to be able to purchase supplies and needed items for repairing, or running the clubhouse. Items for recreation have to be approved first, prior to purchasing, as they are not a necessity

4. Event Policies

Denise Bouldin-Davis

Denise Bouldin-Davis advised that moving forward all events will be discussed at least 30 days prior to the date of the event. Marc Tollis stated that this would be necessary to vote on and approve to give the recreation committee and the board of directors, time to know how many people would be



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attending and to prepare for the event. Denise D'Alessio asked what would happen if the board did not approve their event. Marc Tollis and others advised that if the event was not approved then the event could not take place. The events have to be approved by the board. Denise Bouldin-Davis stated that Andrew Coull kept asking "how many" were coming. She stated that she wanted the board to know that if there are 715 homes in the association she would always be hoping that 2 persons from every household would come. Kimberly Beattie stated that as treasurer, Andrew Coull is always thinking about the cost of everything and this is probably why he is always asking for a head count. As well as the fact that for some events they will need to know how much needs to be purchased. Denise Bouldin-Davis stated that other than the Halloween Trunk or Treat, all other events would be inside; this way the recreation committee will be doing for the members and not the entire community. There was discussion that the members could come in and get a ticket that way the recreation committee would have a head count.

5. Creating a Facebook Account

Denise D'Alessio

Denise D'Alessio stated that a facebook account to advertise the events on would be helpful. There was discussion. Dependable Data is able to secure a new facebook account as a previous account was a rogue account. She would like to know the parameters for Dependable Data. There was discussion about comments, pictures, etc. It was decided that Kimberly Beattie and Dependable Data would be the only persons with access to the facebook as administrators and that Kimberly Beattie will find out the details from Dependable Data. It was also discussed that Kimberly Beattie will have to send out another cease and desist letter to the administrator on the rogue facebook.

PUBLIC COMMENTS

Ms Reece stated that she and her daughter were in attendance because her daughter needed to attend a government meeting for her school project.

ADJOURNMENT

Denise Bouldin-Davis made a motion to adjourn. Fern Grounds seconded the motion. . All said "Aye." Mark Manera said "Aye", Karin Ramsey said "Aye", Andrew Coull said "Aye", Fern Grounds said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Greg Bracken said "Aye", Denise Bouldin-Davis said "Aye." The motion passed unanimously.