



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

Draft BOARD MEETING MINUTES

May 20th, 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 May 20th, 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
Hilda Margolis
Denise Bouldin-Davis

There were two property owners' who attended the meeting, Judy Coull and Candee Zicari.

APPROVAL OF MINUTES

Minutes of the April 15th, 2025 Board 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", Marc Tollis said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.



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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, Maintenance Report and gave the Breakdown of Assessments. Kimberly Beattie advised that the PayHOA program had become cumbersome for both herself and the bookkeeper. She advised that a website by it's self satisfied the State of Florida requirements to post all documents and meetings, as well as notices of events could be posted. She said that there is probably a program designed for an HOA, like ours, where payment is only made twice a year, all the accounting could be transferred easily, that she could have time to research, without being rushed into a program that was way more than was needed. Greg Bracken made a motion to keep Sage and dispense with the PayHoa program, to cancel it. Mark Manera seconded the motion. 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", and Denise Bouldin-Davis said "Aye." The motion passed unanimously. There was no further discussion.

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 presented two exhibits, on display and on paper. There was discussion about the two styles and everyone's preference. Andrew Coull made a motion to accept Exhibit OB1B. Greg Bracken 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", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.



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

Kimberly Beattie

Kimberly Beattie advised that the flagpole that was purchased was by no means commercial and swayed in the air terribly. There was discussion. Mark Manera and Denise Bouldin-Davis inquired as to why a flagpole was necessary. Greg Bracken and Andrew Coull stated patriotism. Mark Manera made a motion to accept Exhibit OB2B. Andrew Coull seconded the motion. There was no further discussion. Karin Ramsey said "Aye", Andrew Coull said "Aye", Mark Manera said "Aye", Marc Tollis said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.

3. Discuss Switching the Pools to Original Positions

Karin Ramsey

Karin Ramsey explained that when the idea of switching the pools came up, it seemed like a good idea to allow the families more room on the deck and a few more in that pool, however, the reality was that members were furious and upset as the water level is uneven, by more than a foot depending which side of the bottom step you step off of and that it caused panic to children who did not swim that well, as well as to their parents. Kimberly Beattie stated that it also created children running all over the shuffle board courts and the grass, carrying grass on their feet and back in to the pool. Marc Tollis made a motion to switch the pools back to their original positions/design. 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", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.

**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. Playground Cover
(Old Exhibit OB5)**

Karin Ramsey

Karin Ramsey expressed her desire and the desire of others for many years now, to install a shade cover over the playground as it was too hot to play on in the summer time. However, with the price being so high to have one installed, now was not the time to install it. She stated how nice it would have been if instead of the fence around the lake and ball field, that is already being torn down, and that no one wanted nor was it needed, a play ground cover was constructed.



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**6. Borders for Landscaping
(Exhibits OB6A, OB6B, OB6C, OB6D and OB6E)**

Kimberly Beattie

Kimberly Beattie presented the exhibits with the different style of border and different prices. There was discussion. Greg Bracken said he would keep looking on facebook marketplace and find a couple of pallets of border for a better price. (Prices on exhibits were between \$400.00 and \$1000.00) Mark Manera made a motion authorizing Greg Bracken to watch on marketplace for landscaping pavers and vote by email to authorize the purchase. Marc Tollis seconded the motion. There was no further discussion. Karin Ramsey said "Aye", Andrew Coull said "Aye", Mark Manera said "Aye", Marc Tollis said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.

NEW BUSINESS

1. July 4th Event

Karin Ramsey

Karin Ramsey asked that the board choose a date for the July 4th BBQ as July 4th was on a Friday this year and she felt we could have a BBQ on Saturday the 5th. There was discussion as to whether or not do it in the middle of the day or in the evening. It was decided that the BBQ will be on July 5th, 2025 from 11:00 am to 2:00 pm.

2. Discuss Getting Estimates for Blinds

Kimberly Beattie

Kimberly Beattie showed the board where the blinds were breaking and how the tracts do not work, so opening and closing the blinds cannot be done. The board tabled this until Kimberly Beattie can get estimates for new blinds.

**3. Shed for Golf Cart
(Exhibits NB1A, NB1B)**

Kimberly Beattie

Kimberly Beattie explained that there had been mention of purchasing a shed for the new golf cart. She presented two exhibits to determine what type of shed the board was looking for. There was discussion. Mark Manera suggested that this be put on the budget for next year.

4. Newsletter Ideas & Info

Kimberly Beattie

Kimberly Beattie reminded everyone that the newsletter was being prepared and if anyone had anything that they wanted in the newsletter, to let her know soon.



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**5. New Chairs vs Restrapping Chairs
(Exhibits NB5A, NB5B)**

Kimberly Beattie

Kimberly Beattie presented two estimates. One was for re-strapping the chairs that are broken and one for new chairs. She pointed out that they wanted almost as much for re-strapping the chairs as they do for new chairs. This was tabled until Mark Manera and Greg Bracken have a chance to look at the chairs to see what can be done.

All non-board members were excused.

6. Employee Reviews

Karin Ramsey

Employee Reviews were discussed.

PUBLIC COMMENTS

ADJOURNMENT

Greg Bracken 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", Marc Tollis said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", and Denise Bouldin-Davis said "Aye." The motion passed unanimously. The meeting adjourned at 8:30pm.