



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

(Draft) BOARD MEETING MINUTES

June 16th, 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 June 16th, 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

There were 4 property owners in attendance; Judy Coull, David Krzemien, Jeffrey Davis and Candee Zicari.

APPROVAL OF MINUTES

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", Denise Bouldin-Davis said "Aye", and Hilda Margolis 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	

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

Mark Manera gave the maintenance report. He advised that the elliptical machine in the gym had been repaired by Ethan Squires and was now back in use. He commented that this saved the club around \$4000.00 for a new piece of equipment. He advised that the shuffleboard courts had been fully restored and that the shades would be installed tomorrow.

Denise Bouldin-Davis advised that she was resigning from the recreation committee but would still help out. She stated that from day one she had treated everyone with professionalism and positivity. She felt that there was criticism coming towards her, persistent questioning for requested items, that her ideas were being put down, that there were side conversations, and remarks made while presenting. She stated that she had achieved success taking the initiative and volunteering time. She will continue to serve on the board. Fern Grounds stated that she always loved Denise Bouldin-Davis and asked who was negative? Denise Bouldin-Davis answered that she had been ridiculed and it was not dispersed in the same way and she could not single out a person, but said there had been back biting and that these issues were not without merit. She stated that she would help but not be the sole person. Fern Grounds told Denise Bouldin-Davis that she had done a great job. Denise Bouldin-Davis stated that never once had she said anything out of place but will not sit there and be back bitten. She will sit on the board like everyone else.

Andrew Coull read the Finance and Treasurers Report. He gave the current interest rates to all the CD's and money market accounts. He stated that the board was looking to move the expiring CD into a 6 month CD that would earn 4% interest and possibly add \$50,000 from the Business Money Market account into that CD. There was discussion about checking to see the best rate available. Mark Manera advised that he had checked all the rates available. All is in good order.



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OLD BUSINESS

1. **Painting the Sports Complex**
 (Exhibit OB1A, OB1B, OB1C, OB1D)

Kimberly Beattie

Kimberly Beattie presented the four exhibits. There was discussion. Denise Bouldin-Davis stated that she wanted the reviews on the companies. Karin Ramsey stated that reviews did not mean much these days as you could pay to have bad reviews removed. The warranties were vague or not written in. This was tabled to next month to get the reviews and warranty information on the paint.

NEW BUSINESS

1. **Repairing Two Gates at the Pool Area**

Kimberly Beattie

Kimberly Beattie advised that there are two gates at and around the pool that need to be straightened out as they are crooked and could allow access to the pools. She does not want a child nor adult to get in and something happen to them. Mark Manera stated that we could get estimates to have the gates close properly.

2. **Irrigation Opening Repair**

Kimberly Beattie

Kimberly Beattie advised that we needed to repair the opening/closing valve at the lake as it was not opening or closing. She will be obtaining estimates.

3. **Straps Broken on Pool Chairs**

Kimberly Beattie

Kimberly Beattie let the board members know that some of the lounge chairs at the pool had broken straps. Mark Manera and Greg Bracken will handle that.

PUBLIC COMMENTS

Fern Grounds advised the board that someone threw a rock through their own fence that abuts her property. She said that the law states that you have to maintain your fence. She called code enforcement and they said it didn't look that bad. She called the sheriff and the officer stated that he/she didn't like how it looked. She is now talking to the Governor. Mark Manera asked her what the deputy recommended. She said, nothing.



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Candee Zicari asked if shades had been ordered. Mark Manera told her, yes they had. She also mentioned about a tree that needed to be removed as it was dead. Mark Manera told her we would call the tree removal person and have it removed.

ADJOURNMENT

Andrew Fern Grounds made a motion to adjourn at 7:35. Marc Tollis 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", and Hilda Margolis said "Aye." There was no further discussion. The motion passed unanimously.