



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

Draft BOARD MEETING MINUTES

June 17th, 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 June 17th, 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
Denise D'Alessio
Greg Bracken
Denise Bouldin-Davis
Hilda Margolis

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

APPROVAL OF MINUTES

Minutes of the May 20th, 2025 Board Meeting were presented and reviewed. Mark Manera made a motion to accept the minutes as presented. Andrew Coull seconded the motion. There was no further discussion. All said "Aye." Karin Ramsey said "Aye", Andrew Coull said "Aye", Mark Manera said



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

"Aye", Fern Grounds said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.

REPORT OF COMMITTEES

1. Secretary		Kimberly Beattie
2. Audit	No Report	
3. Maintenance		Kimberly Beattie
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, Maintenance Report and gave the Breakdown of Assessments. She stated that she had several complaints about a man riding around on a bike with a gun tucked behind him. And that some members were inquiring about why the board is allowing a member to shoot the Ogama lizards. There was discussion about the two incidents. Andrew Coull made a motion to stop the member from shooting the lizards. 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", Fern Grounds said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.

Denise Bouldin-Davis gave the recreation report. She has an idea to make backpacks with the needed school supplies for all the children who may need one in the community. There was discussion. She will gather up the amount that will be needed per back pack so the board can determine if there are funds for the expense. This will be put on the July Agenda. Mark Manera cautioned that the thinking should be for the association as the community was not included, just the members paying dues. Greg Bracken said there was a need for "thinking out of the box", by asking for sponsors. Mark Manera mentioned that there was a bus that came around and gave out books and provided help to teach the children to read. Hilda Margolis said that this was a good free way to help the children. Mark Manera advised that there would need to be 100% accountability for any monies, sponsors, or donations. This will be added to the July Agenda for more info to discuss.

Andrew Coull gave the Treasurer's and Financial Report. He reported that the new CD earned \$330.00 in one month.



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

OLD BUSINESS

1. Flagpole

Kimberly Beattie

Kimberly Beattie told the board that when she went to purchase the flagpole, there was a \$600.00 shipping fee that only gets added before you pay. There was discussion that this was a ridiculous amount to pay. Greg Bracken found several flagpoles for sale on Facebook Marketplace and said that he would go get one in Punta Gorda with his truck and trailer and bring it back. There was discussion that this opened the association to lawsuits and liability. Greg Bracken argued that this was not true and that the insurance agent will try to scare you and Denise D'Alessio asked the board to ask the attorney and not the insurance agent. Kimberly Beattie stated that as soon as a person starts driving anywhere for the association there is liability as they are acting as an agent for the association. She advised that all contractors had to give the association a certificate of liability and worker's compensation to do any work for the association. Greg Bracken said he thinks that is false and we need evidence of such. He said that the insurance agent was not the final authority on this. It was decided that Kimberly Beattie would find out from the attorney if this were true. There was also discussion that a person could drive all over the place and not find a good deal off of Facebook marketplace and that it could be a waste of time. Kimberly Beattie advised that she was looking for a local company to purchase a flagpole from. This was tabled until the attorney can answer.

2. Window Blinds (Exhibit OB2A)

Kimberly Beattie

Kimberly Beattie presented an estimate for new blinds similar to the ones that are now in the clubhouse. She stated that the board may need to look at curtains, roll up blinds and other window coverings to determine what they would like to have in the rooms of the clubhouse. Denise Bouldin-Davis advised that she could repair the blinds we currently have. The Board advised that they would be appreciative of her doing that. There was no further discussion.

NEW BUSINESS

1. Proper Discussion/Forum at Board Meeting

Karin Ramsey

Karin Ramsey wanted all to know that a board member last month at the meeting was upset that she was asked if she brought in the political hats/flags that someone else had brought in to give away free. She felt that this was an inappropriate subject to discuss or bring to the table and that there should be no politics or religion in/at the board meeting. Greg Bracken asked how dare she tell the board that. He stated that if business for the association needed to be brought up in a political way then that is how it should be. He continued to state that this was not up to her this was up to the board members for a vote. Karin Ramsey asked him what would his idea be so that certain members were not



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

**2. Umbrella Bases
(Exhibit 2 A and Exhibit 2B)**

Kimberly Beattie

Kimberly Beattie explained that our current umbrella bases were rusting, causing rust stains on the pool deck, and exposing broken rusted metal on the deck with barefoot people running around. She had obtained two estimates. Mark Manera stated that he would look at them as we may be able to sand them and paint them.

3. Emergency Addendum

Mark Manera

Mark Manera stated that the owner of the company that did the fence met with him and there was an emergency addendum exhibit in the file for him to do the work at the basketball fence, which someone continues to take apart. Andrew Coull made a motion to accept All American Remodeling's exhibit for repairing the fence. 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", Fern Grounds said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.

PUBLIC COMMENTS

ADJOURNMENT

Andrew Coull made a motion to adjourn. 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", Denise D'Alessio said "Aye", Greg Bracken said "Aye", Hilda Margolis said "Aye", and Denise Bouldin-Davis said "Aye." The motion passed unanimously. The meeting adjourned at 7:25 pm.