



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

Draft BOARD MEETING MINUTES

July 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 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
Greg Bracken
Denise Bouldin-Davis
Hilda Margolis

Denise D'Alessio was not in attendance. There were two property owners' who attended the meeting, Dave Krzemien and Mike Piombino.

APPROVAL OF MINUTES

Minutes of the June 17th, 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



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"Aye", Fern Grounds said "Aye", Marc Tollis 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 and gave the Breakdown of Assessments.

Mark Manera gave the maintenance report and stated that the playground repairs had been completed. He thanked Greg Bracken for all of his help with the playground repairs. He advised that the parts were under warranty with no cost to the association. He advised that there were 4 palm trees that needed to be cut down. He asked for approval and made a motion that the trees could be removed. Andrew Coull 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", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.

Andrew Coull gave the Financial Report. He advised that he could not give the Treasurer's Report until Patty Woodmansee, the association's bookkeeper could get her reports done.

Denise Bouldin-Davis would like to do a trunk or treat with volunteers. She would like to put it up on the board and on the website from 9-8-25 through 10-17-25 and possibly a donation box for Thanksgiving dinners and a Christmas gift give-away. Denise Bouldin-Davis made a motion to move forward with these ideas. Hillary Margolis seconded the motion. 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", and Denise Bouldin-Davis said "Aye." The motion passed unanimously. Mark Manera stated that the problem he sees is how does the board decide who gets these items? Denise Bouldin-Davis thinks we should first see what is collected, then we can see how many can be given out. Denise Bouldin-Davis also mentioned having a Night Under the Stars. Marc Tollis thinks the association can do it every other month.



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OLD BUSINESS

1. Flagpole

Kimberly Beattie

Greg Bracken found 5 or 6 flagpoles, from all over, on face book marketplace.. Marc Tollis would like Greg Bracken to find and get a flagpole. Andrew Coull stated that to avoid any liability he would like to have it delivered.

2. Border for Landscaping (Exhibit OB2A)

Karin Ramsey

Karin Ramsey advised that she had purchased some stones for consideration at Home Depot that were made of concrete. She was told by workers that these would last for as long as 15 years unlike wood which would need to be treated annually and would not last but a few years. There is free delivery if you order a certain amount. Many board members went outside to look at the concrete border. There was discussion. Fern Grounds moved to order the stones from Home Depot. Denise Bouldin-Davis seconded the motion. There was no further discussion. All said "Aye." Karin Ramsey said "Aye", Andrew Coull said "Aye", Mark Manera said "Nay", Fern Grounds said "Aye", Marc Tollis said "Aye", Greg Bracken said "Nay", Hilda Margolis said "Aye", and Denise Bouldin-Davis said "Aye." The motion passed.

3. Blinds (OB2A, OB2B, OB2C)

Denise Bouldin-Davis

Denise Bouldin-Davis spoke about the blinds and that she did come in and straighten them out but due to the fact that the plastic gears are broken, once they are opened they do not close back as they should. She suggests that we order a sign that asks that only attendants open or close the blinds. She had three different estimates with three different styles of blinds that were priced for the normal household glass sliding door. There was discussion. Karin Ramsey offered to go to some local blind shops and talk to them and get some estimates. Mark Manera made a motion for individuals to come and give estimates. 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", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.

4. Updates for DBPR Certification

Kimberly Beattie

Kimberly Beattie advised that she was awaiting the updated schedule for anyone still needing to take their DBPR certification. Those who do not have their certification are trying to get a date for such.



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5. Umbrella Bases

Mark Manera

Mark Manera advised that the umbrella bases are solid steel and that they can be repaired with a wire brushing, sanding and paint. Greg Bracken mentioned that they are staining the deck. Kimberly Beattie advised that there are new stands made of granite for approximately \$80.00 each that will not rust and are heavy enough to not be tossed by the windy conditions we have at the lake. Karin Ramsey advised any stand need nylon feet so that it sits above the pool deck and not on it. The new ones have those. There was discussion that this is a hot and heavy job for the attendants and now the pools are very busy. Mark Manera made a motion to repair and repaint the umbrella stands when school is back in. 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", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.

6. No Board Meeting in August

Karin Ramsey

Karin Ramsey reminded all that there was no Board Meeting in August.

7. Board Member Liability

Karin Ramsey/Greg Bracken

There was much discussion that the association has obvious liability. Seen and unforeseen. All errands the employees run while working for the association create a liability when they travel for the association, however, they are covered by worker's compensation. All vendors working on the property create a liability, however, they have to provide the association with certificates of insurance so they have their own insurance if someone gets hurt or something gets damaged. The association's attorney advised that board members transporting parts, and items for the association creates a liability for the association. Andrew Coull stated that when delivering an item such as a flagpole, this should be transported by a transportation who has insurance for such. Denise Bouldin-Davis stated that all running errands is a liability and there should not be a double standard. Mark Manera & Kimberly Beattie stated that the attorney was asked if there is a liability for a board member transporting goods for the association and that his answer was "yes." It was decided that the board can ultimately make the decision on whether to have a board member transport a flagpole, pallets of stone, or whatever in their personal trucks and with their personal/business trailers, even if a liability exist, however, when possible these should be delivered to avoid liability.



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PUBLIC COMMENTS

It was decided that Andrew Coull would take the hamburgers left over from the July 4th party, home and put them in his freezer as there is not room in the clubhouse refrigerator.

ADJOURNMENT

Fern Grounds made a motion to adjourn. 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", Greg Bracken said "Aye", Hilda Margolis said "Aye", and Denise Bouldin-Davis said "Aye." The motion passed unanimously.