



Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

(Draft) BOARD MEETING MINUTES

July 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 July 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
Andrew Coull
Marc Tollis
Denise D'Alessio
Greg Bracken
Denise Bouldin-Davis
Hilda Margolis

Karin Ramsey came in at 6:20pm. Fern Grounds was not in attendance. There were 3 property owners in attendance; Judy Coull, Terry Tollis, and Candee Zicari.

APPROVAL OF MINUTES

Andrew Coull made a motion to accept the minutes as presented. There was discussion. Greg Bracken wanted to know why we were not getting the tennis courts resurfaced and why we were having the sports complex painted. He thought there had been discussion that we did not need the racquetball courts redone because no one used them. Marc Tollis said we have to go one by one and get them all done. Kimberly Beattie advised that the members are entitled to what they pay for and it is the obligation of the board to keep up all the amenities whether they are used a lot or a little. Greg Bracken



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asked if the tennis courts were dangerous. Mark Manera answered, not at all! Denise D'Alessio said that she mentioned something about the tennis courts as well. It was explained that we had been trying to get the wall and the courts at the wall done for months now and the subject was tabled last month only to get the warranty information from each company, so we could have a better understanding of the warranties. Marc Tollis seconded the motion. These said "Aye." Mark Manera said "Aye", Karin Ramsey said "Aye", Andrew Coull said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Denise Bouldin-Davis said "Aye", and Hilda Margolis said "Aye." These said "Abstain." Greg Bracken said "Abstain." There was no further discussion. The motion passed.

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 D'Alessio
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. She advised that there were some concerns with the facebook algorithm, as she had several members come in and show her what they thought were bad comments about our POA, but they were not, it was what got pulled up when you pull up our facebook. There was discussion. We will continue with facebook and talk to our IT person about the amount of hits and if there is anything that can be done about the way Facebook is brought up. Kimberly Beattie also asked if the August meeting would be skipped per the usual or if we were meeting in August. Mark Manera made a motion to skip the August meeting and resume meetings in September. Andrew Coull seconded the motion. There was discussion. Greg Bracken asked if that was allowed. Mark Manera answered that it was. All Said "Aye." Mark Manera said "Aye", Karin Ramsey said "Aye", Andrew Coull said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Denise Bouldin-Davis said "Aye", Greg Bracken said "Aye", and Hilda Margolis said "Aye." There was no further discussion. The motion passed unanimously.

Mark Manera gave the maintenance report. He stated that the dead palm tree in front of Greg Bracken and Candee Zicari's home had been cut down and removed. Also, that unfortunately the long bench near the shuffle board courts was beyond repair and was safely removed and replaced with a picnic table. He also advised that he, Andrew Coull and Greg Bracken had replaced straps and repaired the pool lounge chairs. Greg Bracken mentioned that he had again contacted the chair manufacturer to



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try to get the straps that were already cut the length necessary and could be slid in but they avoided his request.

Denise Bouldin-Davis nominated Denise D'Alessio to be director of recreation. There was discussion. Denise D'Alessio decided to keep the key. Greg Bracken made a motion to have a Labor Day event at the Highlands clubhouse to use leftovers from the 4th of July event and to shore up if need be. Andrew Coull seconded the motion. All said "Aye." Mark Manera said "Aye", Karin Ramsey said "Aye", Andrew Coull said "Aye", Marc Tollis said "Aye", Denise D'Alessio said "Aye", Denise Bouldin-Davis said "Aye", Greg Bracken said "Aye", and Hilda Margolis said "Aye. There was no further discussion. The motion passed unanimously.

Andrew Coull read the Finance and Treasurers Report. He advised that we made extra money in the CD accounts and the amounts were listed on the report. Mark Manera added that the maturity dates were on there as well. Greg Bracken said he had done the math and that if you multiply the assessments by 715 annually, times the amount that was spent last month that there would be a shortage. Mark Manera advised that he was not considering the interest bearing accounts nor the hall rental. Denise D'Alessio stated that she wants the amount made each month from banquet hall rental added to the Finance report. Denise Bouldin-Davis read the ledger that shows the amount for hall rentals. Mark Manera advised at this point that though there was good interest there was no time tonight for endless details. Andrew Coull advised that all is in good order.

OLD BUSINESS

1. **Painting Sports Complex**
(Exhibits OB1A, OB1B, OB1C, OB1D, OB1E)

Kimberly Beattie

Kimberly Beattie advised that there were 5 estimates. There was discussion on all the estimates. Greg Bracken advised that there was calcium leaching from the CBS block and that this needed to be explained to the company so they could let us know if there needed to be additional charges for any additional work they run in to. There was discussion. Greg Bracken made a motion to accept Reel Painters. LLC bid to paint the sports complex subject to the board having an explanation of any additional cost of possible extra preparation work and warranty. Andrew Coull seconded the motion. . All Said "Aye." Mark Manera said "Aye", Karin Ramsey said "Aye", Andrew Coull said "Aye", Denise D'Alessio said "Aye", Denise Bouldin-Davis said "Aye", Greg Bracken said "Aye", and Hilda Margolis said "Aye. Marc Tollis left before this motion. There was no further discussion. The motion passed unanimously.



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NEW BUSINESS

1. Ground Cover for Front of Building

Kimberly Beattie

Kimberly Beattie asked the board to do a little research on the types of ground cover that would not only look nice and be beneficial but also the longevity and cost of such. She advised that there were many types of ground cover, mulch and crushed shell being two main types. She advised that there were pros and cons to each. There was discussion. When the board returns to business they will look further into this matter. Kimberly Beattie will obtain more information on ground cover.

2. Dropping Facebook

Kimberly Beattie

This was discussed at the top of the meeting. We will be asking our IT person the questions regarding Facebook.

PUBLIC COMMENTS

ADJOURNMENT

Karin Ramsey made a motion to adjourn. Andrew Coull seconded the motion. All said "Aye." Mark Manera said "Aye", Karin Ramsey said "Aye", Andrew Coull 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.