



# Vero Beach Highlands

PROPERTY OWNERS ASSOCIATION, INC.

## (Draft) BOARD MEETING MINUTES

February 17th, 2026

### CALL TO ORDER

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Karin Ramsey called to order the Board meeting of the Vero Beach Highlands POA, Inc. Board of the Directors at 6:00 pm on February 17th, 2026 in the Vero Beach Highlands Clubhouse  
625 Highlands Drive SW  
Vero Beach, FL 32962

### PLEDGE OF ALLEGIANCE

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### ROLL CALL

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Kimberly Beattie conducted roll call. The following were present:

Karin Ramsey  
Mark Manera  
Andrew Coull  
Marc Tollis  
Denise D'Alessio  
Greg Bracken  
Denise Bouldin-Davis

### APPROVAL OF MINUTES

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Minutes of the January 20th, 2026 Board Meeting were presented and reviewed. Andrew Coull made a motion to accept the minutes as presented. 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", Denise Bouldin-Davis said "Aye" and Denise D'Alessio said "Aye." The motion passed unanimously.



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## REPORT OF COMMITTEES

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|-----------------|-----------|----------------------|
| 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   |           | Karin Ramsey         |

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

Mark Manera gave the maintenance report. He advised that 3 umbrella stands were finished and that 3 more are in the process of being worked on. The new heater was installed at the pool. He stated he is hoping that the heater will be good for at least 10 years.

Denise Bouldin-Davis advised that the recreation committee would like to have an Easter Egg Hunt on April 4<sup>th</sup>, 2026. She would like to split the children up into groups. She also advised that if we did members only we could require the children to wear wrist bands. There was discussion. It was discussed that it would be hard to leave non member children out if they came to hunt for eggs. The recreation committee will bring all their needs and plans to the board at the March meeting so the cost can be discussed and the final plans gone over.

Andrew Coull read the Finance and Treasurers Report. He reminded everyone that the budget would be voted on at the annual meeting on February 24<sup>th</sup>, 2026.

## OLD BUSINESS

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- |    |   |                  |
|----|---|------------------|
| 1. | Pressure Clean Sports Complex<br>(Exhibit OB1A, OB1B, OB1C, OB1D) | Kimberly Beattie |
|----|---|------------------|

Kimberly Beattie advised that she had obtained 3 estimates, presented as exhibits. Greg Bracken advised that he thinks he detected an old water pipe at the lake where the county re-built the run-off pipe. He offered to have his guy come and check to see if there was water there. Andrew Coull advised that we should not postpone, again, the pressure washing while waiting to see if there are water pipes there as you would still have to have it re-done, a faucet put in, a meter, etc. He feels that we should vote on one of the three estimates obtained and get moving on this project. There was discussion. Andrew Coull made a motion to accept the bid from American Veteran Power Washing.



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Mark Manera seconded the motion. Karin Ramsey said "Aye", Andrew Coull said "Aye", Mark Manera said "Aye", Marc Tollis said "Aye", Greg Bracken said "Abstain", Denise Bouldin-Davis said "Aye" and Denise D'Alessio said "Aye."

At this time, Greg Bracken started making accusations against the secretary. He stated that it was her job to stand over the sub-contractors while they worked to make sure they did their job right. The secretary advised that there was no need to micromanage pressure washing. He made false accusations. The secretary left the meeting, advising that she did not have to tolerate this unprofessional, false, slanderous talk.

Karin Ramsey advised that the annual meeting would be to vote on the budget and directors. All new business was put on hold. The meeting was adjourned.

## **PUBLIC COMMENTS**

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## **ADJOURNMENT**

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