

Inverness Village Condominium Association
Meeting of the Board of Directors at the Clubhouse
2400 Forest Drive, Inverness, FL. 34453
April 21, 2026

The meeting was called to order by Geri at 6:01 PM. The meeting was not aired on Zoom.

Quorum of 5 board members in attendance:

Geri Morace President John Loomis Member at Large Jim Marzullo Vice President
Kathy Boyer Secretary Dennis Schmidt Treasurer
23 residents in attendance

Pledge of Allegiance was recited.

Notice of meeting posted on the bulletin boards on Thursday, April 16, 2026 and sent by e-mail blast to all residents.

Approval of March 2026 annual meeting minutes- Motion to accept by Geri; second by John. All in favor.

Adopt the Agenda- Geri requested that the Citrus Tree bid be added to new business. Motion to accept by Jim; second by John. All in favor.

Treasurer's report by Dennis: The March profit-loss, and balance sheets were reviewed. We again showed a profit in March. Rick Cook asked for clarification of money set aside for the two roofs slated to be replaced next fall. Jim clarified we should have enough to cover them. Motion to accept by John; second by Jim. All in favor.

President's report by Geri- Pool curbing tiles were replaced with porcelain which is water and frost proof at a total cost of \$6118.73. The pool has been reopened. Painting of the back entrances in the quad around the office is moving along. This leaves the clubhouse and office to be completed. Painting should be completed by the end of April. Dean Godfrey continues to work on the continuation of our Spectrum contract expiring at the end of the year. He has kept the board informed of progress. Please read the attached President's report. Motion to accept by Kathy; second by Jim. All in favor.

Committee reports:

Maintenance Committee-. An out of service chair lift was removed by the resident owner. Water main valves were tested for ease of opening and closing. The water heater in room 131 was replaced. Tinsley Electric was called in to clarify which breaker went to which laundry room and appliance in building 7. The panel box was correctly relabeled. Kathy is assessing water heaters for possible replacement. The board wants to start with the worst two. Landscaping is ongoing with dead plants being cleaned up and removed. Geri has asked residents to avail themselves of the maintenance request forms in the office instead of asking the crew individually when something needs to be done. Lance and Jason are too polite to say no. This interrupts their assigned tasks and schedule.

Social Committee- April Pot Luck had 43 residents attending. The singles table remains a success. Committee members served the chicken and ham entree which allowed everyone to get a share of their favorite. A great time was had by all. The next Pot Luck is scheduled for May 25, 2026, at 1 PM with bingo to follow at 3 PM. This is our Memorial Day dinner. Please RSVP in a timely manner so the committee can plan food accordingly. Bingo will again be at 6:00 PM the 4th Tuesday of the month starting June. Shuffleboard every Monday at 11 AM. Meditation every Thursday at 11:30 AM. Cards Wednesday 6:00 PM and Thursday at 1 PM. Please read the monthly notice for a complete list of activities.

Welcoming Committee- Kelly Kovac reported six active listings with 1 closing. There are 4 second floor and 2 ground floor units for sale. Unit 103 has been purchased by the bank. See old business for more information.

Landscaping Committee- Dawn Flanders outlined upcoming phase two of the landscaping of our grounds. Preliminary plans are being drawn up to address plantings of trees by bldg 5 and the office, with three trees in front of bldg 2. The entry circle, which is currently bare, is waiting for repairs to the sprinklers before replanting. Phase three includes more crepe myrtles along the back fence. There was clarification that all of the outside property is common ground owned by the association. Any alterations or plantings should be cleared through the landscaping committee and/or the BOD.

Pool Committee- Fern Loomis read the state statutes concerning indecent exposure in and around the pool area. She wants special care when grandchildren are at the pool. All pool furniture was cleaned prior to reopening the pool. Fern stated that the rope across the pool needs replacing as does the long pole skimmer basket. See the president's report concerning the pool tile replacement.

Old Business-Bob Lanier gave an update on the dog exercise area in the back lot. Fencing will be installed the first week in May. Benches and an ashtray have been delivered. The pet waste station has been ordered. Signage has been formulated. Don Brown has graciously offered to pour the cement slabs for the benches. There are strict requirements for the individuals and dogs using the area. A special meeting to review the rules and sign waivers, pick up keys will be announced. This is resident-funded and involves no board involvement. Bob thanked all of the residents who donated money for the project. Anyone willing to donate can pick up an envelope with instructions in the office.

Unit 103 was auctioned on April 19, 2026. The Lienholder purchased the unit for \$52,100.00. We are now expecting monthly assessments to be paid again. More information can be obtained at: www.citrus.realforeclosure.com or the Citrus County Property Appraiser.

New Business- A detailed bid from Citrus Tree Service for tree and branch removal was presented by Geri. There are multiple areas around the complex that need attention. This includes trimming of the four palm trees at the entrance and ten palm trees around the pool. A discussion followed with the board voting to accept the bid of \$4450.00. Motion to approve by Kathy; second by John. All in favor.

Residents were allowed to ask questions.

The next board meeting will be held on May 19, 2026, at 6 PM at the clubhouse.

The meeting was adjourned at 7:14 PM. Motion to accept by John; second by Kathy. All in favor.

IVCA Treasurer's Report		4/15/2026	3/17/2026	
<i>DL Schmidt</i>				
Brannen Bank		3/31/2026	2/28/2026	1/31/2026
Operating		\$179,456.13	\$162,508.06	\$154,184.78
Laundry		\$15,683.07	\$13,564.48	\$11,467.03
Laundry Petty Cash		\$99.97	\$99.97	
Money Market		\$90,385.58	\$100,915.36	\$90,483.89
CD		\$130,839.33	\$130,494.47	\$130,113.77
Total Reserve Funds		\$221,724.91	\$231,909.83	\$220,597.66
Roofs		\$81,902.83	\$74,150.81	
Paving/Roads		\$58,455.93	\$57,415.68	
Paint		\$81,066.15	\$100,143.34	
Pooled		\$300.00	\$200.00	
Truist Bank Savings		\$500.00	\$500.00	\$500.00
Truist Bank Checking		\$392.85	\$392.85	\$392.00
TOTAL CASH		\$417,356.93	\$408,475.19	\$386,641.47
Income		\$70,494.89	\$70,396.83	
Expenses		\$63,335.36	\$58,475.12	
Profit/Loss		\$7,159.53	\$11,921.75	\$10,204.97
Unrestricted Fund		(\$22,428.75)	(\$22,428.75)	(\$22,428.75)
Unpaid Monthly Fees		\$1,726.86	\$1,896.58	
Unpaid Monthly Fees - 103	Auction AP26	\$18,435.56	\$17,670.56	
Unpaid Monthly Fees- 149		\$4,553.78	\$3,941.57	
Unpaid Monthly Fees- 130		\$1,059.74		
Unpaid Monthly Fees- 139		\$616.74		
Accounts Receivable		\$24,716.20	\$23,508.71	
Total Reserves Check		\$221,724.91	\$231,909.83	
Income less Expenses Check		\$7,159.53	\$11,921.71	

PRESIDENT'S REPORT
APRIL 21,2026

Willis Painting, finished Bldg 8-13 on March 20th, they were not here the week of March 23rd due to an emergency nor the week of March 30th due to rain and cold. They returned on April 6th and finished bldg 6 and part of bldg 5, baring any further issues they should be done by the end of April.

March 19th, went to ProTile with Jim Marzullo and Debbie from D.S. Pools. Debbie went to insure we got Commercial Contractor's pricing. The owner of ProTile explained that for years ceramic tile has been used here in Florida, however, those tiles absorb moisture and when we have unusually cold weather for weeks as we did this year, they crack. Recommended we go to Porcelain Tiles which will withstand the weather and not crack. The cost was only \$1.00 per tile higher. We went with Porcelain. Order placed. The tile contractor began the job of removing the 300 broken tiles and installing new tiles on March 30th. With a couple of delays caused by cold and rain the job was done and pool reopened on March 8th. The cost was \$2118.73/material plus \$4000.00/labor, Total \$6118.73.

March 27th met with Dean Godfrey and reviewed his progress with the renewal of our Spectrum Contract. When he has completed his work, he will present the renewal proposal for approval by the BOD.

Our maintenance men power washed all the chairs, tables and fencing around the pool before the pool reopened.

April 10th, had Tinsley Electric, re-label Laundry Room panels in Bldg 7 to show which breaker covered which appliance.

April 14th, MD Termite came to check all 1st floor units for signs of termites.

Another busy month.

Respectfully Submitted
Geri Morace, President of BOD