

Inverness Village Condominium Association  
Meeting of the Board of Directors at the Clubhouse  
2400 Forest Drive, Inverness, FL. 34453  
June 16, 2026

The meeting was called to order by Geri at 6:00 PM. The meeting was aired on Zoom.

Quorum of 5 board members in attendance:

Geri Morace President    Jim Marzullo Vice President    John Loomis Member at Large  
Kathy Boyer Secretary    Dennis Schmidt Treasurer (via zoom)  
Approx. 14 residents in attendance

Pledge of Allegiance was recited.

Notice of meeting posted on the bulletin boards on Thursday, June 4, 2026 and sent by e-mail blast to all residents.

Approval of May 2026 annual meeting minutes. Motion to accept by John; second by Jim. All in favor.

Adopt the Agenda- Motion to accept by Kathy; second by John. All in favor.

Treasurer's report reviewed by Dennis: The May profit-loss, and balance sheets were reviewed. We had a shortage of \$94.65 in May. This was attributed to costs for the tree trimming/removal, electrical work, and irrigation updates. There was a discussion concerning outstanding fees from units 103 (the foreclosure) and 149. Unit 149 is currently on the market with back fees to be collected upon sale. Unit 103 is a VA issue and is currently in negotiations with Jim. Motion to accept by Jim; second by John. All in favor.

President's report by Geri- Clubhouse floor replacement bids were discussed. (See new business). Waiting for a concrete bid from H J Concrete to replace the ramps into the bathrooms, office and pool. Our lawn contractor Fabicio recommended another Weed & Feed application. Tinsley Electric replaced a bad breaker in one of the laundry rooms. AC lines were vacuumed. Irrigation lines were inspected and repaired. JWN came in and removed the giant pile of debris, wood, and concrete from the back overflow lot. Pool bathroom locks were installed (see pool). Please read the attached President's report. Motion to accept by Jim; second by John. All in favor.

Geri surprised everyone by tendering her resignation as board president effective immediately following the meeting. Her letter will be attached to the minutes. She has graciously offered to continue on in charge of the maintenance department. We offer Geri our gratitude for time served and wish her the best in her new capacity. The board voted to accept her resignation effective immediately. Motion to accept Kathy; second John. All in favor.

Committee reports:

Maintenance Committee- Trimming and weeding around the complex is ongoing along with cleaning and mulching of existing garden beds. Scraping and painting of the laundry rooms will be handled as time allows. Front entry areas will be pressure washed this week.

Social Committee- Our Memorial Day Pot Luck was a success, attended by 52 residents and family. The next Pot Luck is scheduled for July 4, 2026, at 1 PM with bingo to follow at 3 PM. Hamburgers and Hot Dogs will be provided. Please RSVP in a timely manner so the committee can plan food accordingly. There will be no bingo in 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 units 115 and 139 closing by the end of June. There are 4 second floor and 2 ground floor units for sale.

Landscaping Committee- Work continues on the front entrance landscaping. Additional landscaping planned for the second entrance. Tree plantings are slated for areas behind bldg 1, in the green space by the maintenance shed, and in the area next to the office. More details to follow.

Pool Committee- Fern reported that the life ring ropes were replaced. All of the umbrellas are in working order and need to be cranked closed when not in use. There have been residents lounging around the pool deck after dusk with someone in the pool. Residents are reminded the pool is closed at dusk. New bathroom locks were installed on both bathroom doors by Don Brown (TY Don). An e-mail blast went out to residents with the code to access the bathrooms.

Old Business- No old business.

New Business- Clubhouse flooring quotes by Mark's Flooring and Level Up were reviewed and discussed. Samples of both the solid vinyl and epoxy flooring, vinyl baseboard were presented. The board voted to accept Mark's Flooring bid of \$14,272.00 with installation mid-August. Areas to be replaced include the main open floor plus kitchen minus bathrooms and storage/utility closet. See quote for brand, specs. Motion to accept by Jim; second by John. AIF. The tile floor under the laminate was tested and found to be free of Asbestos by OHC Environmental Engineering, Inc. Due to the new flooring, it was agreed that the pool table could not be moved and re-leveled in a costly manner. It will be listed on FB marketplace and removed. Replacement of the roof on bldg 6 was discussed. The roof is currently leaking and was previously repaired. Quotes from Roof Elite and Bob's Roof were reviewed. The board voted to accept the bid from Roof Elite for \$70,450.00 with work to start ASAP. Motion to accept by Kathy; second by Jim. AIF. The board discussed the need to add Kathy Boyer as a check signer for disbursement of bank funds from account 5001 checking at Brannon Bank. The board voted to approve adding Kathy Boyer as a check signer. Motion to accept by Geri; second by Jim. AIF.

Residents were allowed to ask questions.

The next board meeting will be held on July 21, 2026, at 6 PM at the clubhouse.

The meeting was adjourned at 7:12 PM. Motion to accept by Jim; second by Kathy. AIF.