

**Verona Way Homeowners Asscoaiton, Inc.**  
**Minutes of the Annual Meeting of the HOA**  
**April 29, 2021**  
**6:00 PM**

**Location of Meeting:**

Verona Way  
Pavilion  
St Augustine, Florida 32092

**Present at Meeting:** Scott Sites - President  
Justin Smith - Vice President - By Conference Call  
Joey Liberio - Secretary - By Conference Call  
Michelle Sutton - CAM - Chair For Meeting  
Paula Peirce - CAM - Recording Minutes

**Homeowners:**

Ruben Diaz - 161 Mercurio Lane  
Tom Sikes - 65 Benvolio Way  
Nancy CMar - 56 Benvolio Way  
Jose Tobar - 153 Benvolio Way  
Leonid & Monica Peets - 48 Benvolio Way  
Gary Anderson - 80 Benvolio Way  
Sue & Frank Kinkela - 74 Mercurio Lane  
Beth & Vince Taylor - 23 Mercurio Lane  
Regina Boyd - 154 Benvolio Way  
Deidra & Corey Meudt - 47 Mercurio Lane  
Fran Uslan - 176 Benvolio Way  
Andy & Angie Brooks - 148 Mercurio Lane  
David & Kaley Naples - 185 Mercurio Lane

**Absent from Meeting:** 39 Homeowners Not Present At Meeting

The regular meeting of the HOA of Verona Way Homeowners Asscoaiton, Inc. was called to order at 6:07 PM on April 29, 2021 at Verona Way by Michelle Sutton.

**I. Approval of Agenda**

The agenda for the meeting was distributed and unanimously approved.

**II. Review of Previous Minutes**

The minutes of the previous meeting were reviewed and unanimously approved.

**III. Consideration of Open Issues**

1. Presidents Remarks  
Michelle Sutton

President Scott Sites introduces membership to new management company Peirce Property Management.

United Landscaping installed tree as of April 29, 2021.

Managers report: by Michelle Sutton.

Changes to Landscapers:

Previous company: United Landscaping

New Company: Turf Doctors

Commercial Properties behind community sent email in regards to trees planted, Light Pollution and dumpsters. The owners are addressing these concerns with tenants.

The grass behind the commercial plaza near round about has been seeded for new grass.

The ARB Guidelines presented to board by Michelle .

A motion to approve these guidelines has been seconded by President Scott Sites, seconded by Vice President Justin Smith and seconded by Secretary Joey Liberio. All board members have voted in favor of motion and motion has been adopted.

Current board of directors President Scott Sites, Vice President Justin Smith and Secretary Joey Liberio will remain on board for new one year term as no other members have run for board.

Open Discussion with Members of Association:

Nancy Cmar - 56 Benvolio Way

Discusses ARB Guidelines about Mulch, Pots, and fencing concerns.

Thomas Sikes - 65 Benvolio Way

Addresses the ARB concerns.

Scott Sites addresses Mr. Sikes about how this is in favor of the community with ARB Guideline changes.

Deidra Meudt - 47 Mercutio Lane addresses the board about all concerns being addressed with the membership with these ARB Guidelines.

Michelle addresses ARB Committee again.

Leonid Peets - 48 Benvolio Way addresses board as he had not received his mailing for the meeting.

Paula addresses Mr. Peets that documents for property will be noted for future mailers.

Angie Peets - 48 Benvolio Way asks about fencing requirements for the community.

Scott Sites addresses Mrs. Peets that any fencing changes would go through the ARB

process.

David Naples - 185 Mercutio Lane addresses board about planting in community, shielding requirements for AC units and certain gate requirements on the lake fences.

Scott addresses Mr. Naples that these would go through the review of the board.

Michelle mentions ARB committee again to membership.

Nancy Cmar - 56 Benvolio Way addresses the board about info about website.

Michelle addresses Mrs. Cmar to the Peirce Property website for information for community. Mrs. Cmar adds the concerns on garbage cans late at night pick up, pressure washers on commercial property at night due to noise ordinance.

Michelle addresses Mrs. CMar a call to commercial owners on the pressure washing issue, trash pickup noted for management company.

Deidra Meudt - 47 Mercutio Lane concerned on traffic in community.

Scott addresses Mrs. Meudt that he has been in contact with the county on this issue. He will let membership know what is approved. Different options discussed of children at play signs, speed bumps and gates.

Scott addresses the membership that a town hall can be discussed in future for community to come together to discuss the community concerns.

The meeting was adjourned at 6:38 PM by Michelle Sutton.

Minutes submitted by: Paula Peirce