



# Serenoa Sentinel

## A Family & Golf Community

Published by The Serenoa Community Association

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## Neighborhood Corner:

***Serenoa is dedicated to the preservation of our tree canopy and the wildlife that is nourished and sheltered by it.***

### ATTENTION COMMUNITY

Serenoa is a canopy community. Please be advised that you are NOT allowed to cut down any tree in your yard without prior ARC approval. Please read the ARC guidelines and our Covenants on our website [myserenoa.com](http://myserenoa.com) or send any correspondence to [serenoaarc@gmail.com](mailto:serenoaarc@gmail.com).

### Serenoa Men's Poker Club

If you are interested in playing in the Serenoa Poker Club, please call or email Tom Kibler at 941-232-9669 and [tk34251@gmail.com](mailto:tk34251@gmail.com).

### Ladies Bunco

We are resuming Bunco in September. We play the third Wednesday of each month and there is a \$5 entry fee which makes our prizes for the evening. Usually we gather about 7P.M. and roll the dice at 7:30. We are trying to recruit new players and subs as our neighbors are changing so please invite anyone interested to call Karalyn Kibbey at 630-272-8001 or send an email to [karalynk@comcast.net](mailto:karalynk@comcast.net).

**2022 Serenoa Business Events Calendar**

<u>DATE</u>	<u>EVENT</u>
January 17, 2022	Annual Homeowners Meeting- Club House @ 7 pm
March 21, 2022	Board of Directors Meeting - Club House @ 7 pm
April 2022	ARC Community Inspection
May 16, 2022	Board of Directors Meeting - Club House @ 7 pm
August 15, 2022	Board of Directors Meeting - Club House @ 7 pm
October 17, 2022	Board of Directors Meeting - Club House @ 7 pm
November 2022	ARC Community Inspection
December 5, 2022	Board of Directors Meeting - Club House @ 7 pm
Serenoa ARC meets every 1st Wednesday of the month at 7325 S Serenoa Dr @ 11 AM	

**2022 Adult Social Calendar**

<u>DATE</u>	<u>EVENT</u>
January 14, 2022	Ghost of Christmas Past
March 6, 2022	Neighbor Open House
April 24, 2022	Picnic at Twin Lakes
May 7, 2022	Blood Drive
June 24, 2022	Co-Ed Bunco
September 14-28	Food Drive
September 24	Ladies Coffee Social
October 15	Block Party
November 5, 2022	Blood Drive
November 30, 2022	Ladies Gift Exchange
December 10, 2022	Christmas Party

\* details will precede events

**2022 Children's Social Calendar**

<u>DATE</u>	<u>EVENT</u>
January 2022	Nerf gun battle
February 2022	Valentine's Party
March 13 2022	Bingo
April 10 2022	Easter Bunny meet & greet w Egg Hunt
May 2022	Play Doh sculpting challenge
May 2022	Middle & High School pickle ball tourney
June 2022	Summer Bike Parade followed w Water Slide
July 2022	Little Kid's book reading w cupcake decorating
July 2022	Ice Cream Social and pack the backpack!
October 2022	Halloween Party Potluck
November 2022	Painting with a Twist
December 2022	Christmas Party

\* details will precede events

Children's Back to School Event



# Open House at Whitetails



# **SERENOA COMMUNITY ASSOCIATION**

## **Board of Directors Meeting**

**Monday, August 15, 2022**

**7:00 P.M.**

## **SERENOA GOLF CLUB**

### **NOTES**

#### **AGENDA**

**1 Call to order.**

The meeting was called to order by President Martha Singler at 7:00 pm.

**2 Proof of notice.**

Meeting notice was properly posted by entrance sign, website and Serenoa Sentinel Newsletter.

**3 Establish quorum.**

Members present were: Martha Singler, Suzanne Reynolds, Cary Chichester, Arun Rao, Joe Moon, and Robert Wiebusch represented PCM.

**4 Approval of the May 2022 meeting minutes.**

Cary Chichester, moved, seconded by Suzanne Reynolds, and passed unanimously to approve the May 16, 2022 BOD Meeting Minutes.

**5 Correspondence/Property Manager Report – Bob Wiebusch**

As of August 12, thirty-two homeowners have not paid the second special assessment payment of \$405 which was due July 31, 2022.

Dear Board of Directors:

While we value our relationship with your community, we are forced to implement a 5% increase in management fees for 2023. This is the direct result in the continued rise in the costs to run our business, including wages, insurance, supplies, etc.

This is advanced notice so you may accurately prepare your association's 2023 budget. We appreciate your understanding and support.

If you have questions or concerns, please do not hesitate to contact me.

Warm Regards,

Justin Patterson

Vice President

Progressive Community Management, Inc.

## **6 Committee Reports:**

### **Finance - from Duane Steyer**

This report is based upon the June 30, 2022 Financial Statement since the July statement is not available from PCM.

#### Balance Sheet

Total Assets are \$1,581.59 of June 30, 2022 vs \$1,723.78 on March 31, 2022. Our largest concentration of interest-bearing assets is held at TD Ameritrade where there are 18 different Certificates of Deposit that have maturities ranging from July 2022 (\$50,000) to September 2025 with an average yield of 1.7% (compared to 2.1% a year ago). Expected annual interest income earned on these CD investments in 2022 is \$24,587. We use interest income on these investments to help reduce future annual assessment increases, therefore any reduction in interest income puts pressure on our goal of minimizing annual assessment increases.

\*Phil Mackler (Lot 103) asked if we have looked to get a better rate. This will be discussed with Paul Larsen.

As of 6/30/22, there was a receivable from Serenoa Golf Club in the amount of \$10,842. This amount has since been paid. There are 7 annual assessments not fully paid for the 2022 year totaling \$2,519.

#### Reserve Expenditures

Thru 6/31/22 we have spent \$14,024.50 for legal services relating to the Wetlands acquisition.

#### Operating Expenses

The overall year-to-date expenses through June 30, 2022 are below budget by \$8,051, however for financial purposes the annual budget is divided evenly into 12 months.

Consequently, some expense items will fluctuate from the monthly budgeted amount due to timing differences throughout the year.

- Infrastructure is under budget YTD by \$1,434.
- Trees/Plants: Shrubs are over budget YTD by \$2,483.
- Tree trimming: Removal is under budget YTD by \$1,250.
- Legal fees are over budget YTD by \$3,115 due to ongoing issues regarding challenges to tree removal decisions by the Architecture committee and member issues regarding sidewalks.
- Audit fees and income taxes are under budget YTD by \$2,000 and \$3,750 respectively due to the fact that these expenses are typically paid later in the year.
- Adult and Children's social events are under budget YTD by \$1,351 and \$938 respectively.

### **Architectural Review – Patti Quinnelly**

No formal meeting held for the ARC during June and July due to lack of requests needing approval exceeding Serenoa HOA covenant guidelines.

- There were two requests for tile roof replacements and one shingle roof replacement. All roof requests were for the same color as the existing roof.
- There was one request for installation of a generator.
- There was one request for the extension of a patio, which would remain within the lot setback lines.
- All requests were approved.

The committee posts the ARC meeting date one week prior to their scheduled meeting, at the entrance. We have decided not to hold a formal meeting unless there is a request outside the Serenoa covenant guidelines or one that needs to be personally reviewed or discussed by the committee members.

Documentation of resident's requests are sent to ARC committee members for review and reply with a response by the committee chairperson. Requests are then recorded on the ARC hard drive. This process provides residents with more timely approvals to their requests since waiting for the monthly meeting will frequently not be necessary. In the current supply and demand environment, residents require more rapid approval when supplies or labor are available. We feel that this streamlined process is more beneficial to our community and does not violate ARC guidelines for request review.

## **Gate/Security - Mike Fanberg**

Repairs to the gate system over the past few months have included replacing the cables to 4 of the six cameras and continuing to try to get the incoming visitor's swing gate to work. This gate has been a continuing problem for more than the last 12 months.

CIA Access, our gate service provider has worked on this problem repeatedly to no avail. I have attempted to get two other gate service companies to look at the controller but to date no one has responded to my requests. CIA has suggested we replace the controller on this gate with a new system, quote herewith. This new quote is for a more expensive Viking brand controller which may or may not be worth the extra money.

Our other controllers are Liftmaster and are working fine. We have had numerous service calls on this gate including two weeks ago when during our quarterly service call CIA's technician worked on this problem again. The gate worked for one sequence and then, as before, stopped working.

I do not think we should spend any more time and money trying to fix this gate and should either leave it open as it has been for most of the last year, or have a new controller installed.

One other change we have made to the gate system is to lower the sensitivity of the loop in the exit gate. This allows golf carts attempting to leave the neighborhood to trip the gage and open it. Since this change we have had no further damage to the exit arms.

\*Martha Singler recommended we table the discussion and think about the potential options. This is something that can be discussed at the next meeting.

## **Infrastructure – Joe Moon**

The storm drain on Jackie Lynn CT has been reported to be backing up during heavy rainstorms. Lagasse pipeline has been contacted and I am waiting for them schedule a time to come look at it to see what needs to be done.

Tennis Courts:

The courts have been resurfaced and play has resumed. There are now two Pickleball courts on the back tennis court. There is a bin located behind the fence on the Higgs' side that contains the Pickleball nets. After playing Pickleball, please return the nets (in their bags) to the bin. The Pickleball nets are double powder coated to help cope with the weather, but they definitely need to be placed inside their bags and inside the grey bin to ensure that they last as long as possible.

Sam and Pam Ralston have volunteered to host a 'Beginner's Clinic' to teach the basics. Inquiries can be made to Sam Ralston at [bozeman5@aol.com](mailto:bozeman5@aol.com).





### Stop Ahead sign:

The Golf Course and Serenoa split the cost for a Stop Ahead sign. This new sign, which replaces a severely worn-out sign from 30+ years ago, warns people leaving the Golf Course that there is a Stop Sign coming



### **Pond Maintenance – Cary Chichester**

Pond water levels are up with all the rainfall although some ponds still seem to be lower than they should be. We have asked Admiral Environmental to check the overflows on some of the ponds with no other input than the storm sewers to make sure they are operating properly to keep the water levels where they should be and avoid some of the dry season drops we have seen for the past couple of years.

Thanks to Martha Singler for a good idea and execution with the Florida Fish and Wildlife commission. Based on her input and the numerous “gator issues” we have been presented with this past 6 months, the FFW commission has agreed to establish a Target

Harvest Area for Serenoa for Nuisance gators with a blanket permit issued to the gator hunters when a nuisance gator has been identified. The criteria are still the same, the gator must be exhibiting aggressive or threatening behavior in some way to children or pets in order to be classified as a nuisance gator, but this approach will streamline the procedure for dealing with them. Cary Chichester is the contact for requests for action on a nuisance gator rather than residents calling the FFW directly (If you call the 800 hotline, you will be referred to Cary).

We have finally connected with Admiral Environmental, the new pond maintenance company that took the place of Aquagenix as the pond maintenance provider for the golf course. Mike Kaighin has agreed to come investigate some unwanted growth outside some littoral shelf areas where the rise and fall of water levels has given some tall vegetation a chance to establish in areas where none previously existed.

Also, Admiral will be examining an erosion area on Pond 4 to determine proper remediation. They will also be spraying for water lettuce on Pond 8 and looking at the canal crossing Taeda between Stacy and Myrica which seems to be significantly overgrown although he indicates it has been treated earlier in the year.

Mike has sent me copies of all field reports and activities since Admiral took over from Aquagenix at the first of the year and has agreed to send a copy of all future activity reports to me in the future. This should be extremely helpful going forward.

### **Welcome – Suzanne Reynolds**

Please welcome two new families to our Serenoa Community:

David and Lucien Hakanson lot #131 - 7367 Stacy Lane and

Imad and Farrah Karayel lot #112 - 7344 South Serenoa Lane.

We hope to see you at some of our community social events this Fall!

### **Landscape Maintenance – Kris Fanberg**

The new seasonal flowers/landscaping in front of the signs and on the island were scheduled to be completed this week. With new neighborhoods going up and all the new traffic on Ibis, neighbors living on Ibis have discussed the need for a better hedge with more privacy and a better sound barrier. Not long ago it was a quiet road, but it is changing quickly.

We have asked Juniper to give us a bid on this project. The hedge along Ibis has many dying and diseased palm trees that need to be cut down. I have a bid for \$185 per tree to remove and haul these trees away. Most of the gaps that remain will fill in quickly, those

that don't may require filling in with new hedge plants. I am waiting on another bid from Juniper for this work. New plants were requested on 7/7/22. Kris Fanberg is asking for the new plants to be done this week.

\*Phil Mackler (Lot 103) – brought up the 4 large gaps on each side of the front entrance. The traffic on Ibis in the past has not been an issue and the views of the cow pasture and nature across the street were nice to have. Now, with all the new and intrusive construction as well as the increase in traffic, Phil would like to ask if we can add similar shrubs to the gaps noted. He is asking the plants be placed sooner rather than later. Smaller shrubs that will grow should be less expensive than buying fully grown shrubs.

\*Dave Anderson spoke to the owner of the property across the street and tried to get him to request noise barriers be placed across the street from Serenoa. No one was sure of whether or not the owner agreed to this.

\*Phil Mackler would like to work with Kris Fanberg to get a fix for the gaps along Ibis. Kris is already working on a bid to the gaps filled with shrubs.

### **Adult Social – Sue Bell / Laura Williams**

The Social Committee did not meet in June. However, monthly meetings usually occur on the 4<sup>th</sup> Wednesday of each month to discuss and plan events for the Serenoa Community. Since the last report in May, we have sponsored the following events:

- The July Happy Hour had at least 30 residents and friends in attendance. Food was made available from the club menu and attendees had fun spending time with each other as well as enjoying the updates to the clubhouse.
- Co-Ed bunco was held at the clubhouse on June 24th . There were 17 players in attendance and all had a good time rolling the dice and socializing.

Summary of upcoming events being discussed/planned:

- Ladies' Coffee Social - September 24th at 10:00am.
- Food drive – September 14th -28th
- Block party – October 15th from 5:00 to 8:00pm.
- Blood drive – November 5th from 9:00am to 3:00pm
- Ladies Gift Exchange – November 30th time TBD

- Christmas Party – December 10th time TBD
- Progressive Dinner or Around The World – Spring 2023

Please let us know if you have any suggestions or new ideas!

### **Children’s Social – Jen Dehn/Catherine Davenport**

Serenoa Children’s Committee has had an eventful year thus far. We kicked off the year with a Valentine cupcake decorating event, and then had an awesome Easter Egg hunt. Our Playdoh Sculpting event was another great success, and the end-of-school ice cream social sent us right into summer.

This summer, we sponsored a Pet Show Party and the Back to School Ice Cream Social at the clubhouse.

Now that school is settling in, we have two more major events on the books:

1. October Halloween Party
2. December Christmas Party.

Dates will be announced later on. Looking forward to another eventful year in 2023!

### **Hearing - Sam Ralston**

Nothing to report

## **7 Unfinished Business**

**1.** 5 Acre Land Purchase passed by SCA 1/17/22 – Casey Colburn has been working with Sarasota County to replat the 5 acres into SCA common ground (recreational use only) and the removal of Tract “G”. The replat describes a new Common Area — Tract “J” -- which is a reconfiguration of the parcels acquired from the Golf Course owner (along with the fee interest the Association holds in Tract “G”).

*Authorization of MARTHA SINGLER, as President, to execute the replat of the property acquired from the Golf Club and also Tract “G”, dedicating the totality of said land for the exclusive benefit, common use and enjoyment of the Owners of property within the Serenoa Subdivision forever, subject to any rights dedicated to Sarasota County by said replat.*

Motion was made by Joe Moon and seconded by Suzanne Reynolds to execute the replat of the acquired land.

Chad has suggested that we amend the Declaration. This will be done by the end of this year.

Handouts of the replat diagrams from the county were passed out. In addition, handouts of the documents needed to execute the replat were passed out.

## **8 New Business**

**1. Chad McClenathen, our corporate attorney, is retiring at the end of 2022.** He has suggested that Alan Tannenbaum's firm would be a good fit for us. Alan has merged with Cindy Hill (Tannenbaum Lemole & Hill) who is an experienced association attorney and capable of acting as general counsel once Chad retires. Cindy Hill's hourly rates are competitive with Chad's.

Motion made by Cary Chichester and seconded by Joe Moon to retain Cindy Hill as our general counsel as Chad transitions into retirement.

**2. Nomination Committee** – Three Board members, Arun Rao, Duane Steyer, and Suzanne Reynolds have terms expiring at the end of this year (terms are 2 years in length with the expiring terms alternating between 3 and 4 board members). A Nomination Committee is needed to pursue filling these spots provided these individuals wish to leave the Board. Martha Singler will head this committee. Anyone wishing to be on this committee please contact Martha.

**3. Solar Panels in 5 acre area** – A resident inquired if the recently purchased land could hold solar panels that could benefit the community with a reduction in their FPL bills. Kim Seyer inquired into this and the reply is “Unfortunately, I don't think your Serenoa Solar project will be financially feasible since the solar farm would have to be individually connected behind each house meter.”

This was brought up at this meeting to let everyone know that we have explored this possibility but it won't work.

**4. ARC meetings** – The ARC committee would like to hold meetings only when discussion is needed. If the request is well within the covenants, the request would be approved in the interim and then approved at the next ARC meeting. For example, the book of approved colors to paint the exterior of house was approved a couple of years ago by the Board. A similar book can be developed for roof replacements (material and color). Any color chosen from the books would be approved via email and then formally approved at the next ARC meeting. However, there are many areas when meetings must occur for discussion and to allow a homeowner to participate: removal of an oak tree, the findings of the ARC inspections, etc.

***REMEMBER, residents MUST make requests to the ARC and be granted approval regarding any change to the exterior of their homes and/or property BEFORE proceeding with any change.***

**5. Request to Lease 5 acres** - Martha Singler brought up a letter she received from Richard Fischer, the lawyer associated with Bill Saba, in which they requested we consider a lease option for wetland mitigation. This would involve Serenoa agreeing to a lease of the 5 acres acquired by Serenoa earlier in the year and would allow them to deem the land “a perpetual easement in perpetuity” if we agreed to it.

Cary Chichester pointed out that we would be opening up the community to the exact same risks that we wanted to avoid when we purchased the property. The Board members agreed with this. Cary Chichester made a motion and Arun Rao seconded it to stop all discussions with any outside entity seeking to lease our newly acquired property. This measure passed unanimously.

## **9 Homeowner Comments**

\*Patti Quinnelly (Lot 102) read a letter that she had written:

### **Serenoa Community Sidewalks**

I would like to ask a favor of each Serenoa HOA Board Member. It will only take about two minutes, so please commit to doing so before the next board meeting. Please drive to Erica Lane, get out of your car or golf cart, and walk the length of that cul de sac on the sidewalk. I drive by there once or twice a day, but until you actually walk it, you will have no understanding of what our “community sidewalks” will eventually look like. This is a wonderful example of what individual compliance to covenants looks like. Please know that all of those repairs meet the guidelines of our covenants. I would encourage individual residents to walk this area also.

As I have previously brought to the attention of the Serenoa HOA, Article IV, paragraph u. pertaining to most of the Serenoa sidewalks is not legally valid. Sarasota County regulations, according to the Plats, on which our covenants are based, did not include our sidewalks. This may have been a mistake of omission on the part of the county civil engineers at the time, but it is not currently legally enforceable. Homeowners without a sidewalk designated on the plat do not have to comply, because county regulations supersede neighborhood covenants.

At any rate, I have an estimate for community sidewalk repair. It is from Fruitville Concrete Services. 941-822-3429. Prices vary depending on the number of square feet requiring repair. All include old sidewalk removal as well as removal of roots, and haul away, replacement with 4” thick 3000psi concrete with fiber, and saw cut joints where needed..

\$22/sq ft for 100 sq ft or less

\$18/sq ft for 100-400 sq ft

\$14/sq ft for 400 or more sq ft

+\$300 for a concrete pump if needed.

Again, I would encourage individual residents to walk this area and decide if this is the way you would like Serenoa maintained. I would also like this statement to be included in its entirety in the homeowner comments.

Thank you for your time.

Patti Quinnelly

Cary Chichester suggested a way to use the Sidewalk repair information Patti submitted so that this issue could be brought before the community for a vote. Martha, Cary and Joe will look into this.

**10 Date of the Next Meeting October 17<sup>th</sup>, 2022 at 7:00 P.M.**

**11 Adjournment – 7:50 pm**