



# Serenoa Sentinel

## A Family & Golf Community

Published by The Serenoa Community Association

August 2023

## 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

Join us for Bunco! We play the third Wednesday of each month. There is a \$5 entry fee which go towards our prizes for the evening. We gather at 7P.M. and roll the dice at 7:30. Anyone who is interested in being a 'regular' or a 'substitute', please contact Karalyn Kibbey at 630-272-8001 or send an email to [karalynk@comcast.net](mailto:karalynk@comcast.net) or [kkibbey@brookdale.com](mailto:kkibbey@brookdale.com).

**2023 Serenoa Business Events Calendar**

<u>DATE</u>	<u>EVENT</u>
January 2023	ARC Community Inspection
January 16, 2023	Annual Homeowners Meeting- Club House @ 7 pm
March 20 2023	Board of Directors Meeting - Club House @ 7 pm
May 15, 2023	Board of Directors Meeting - Club House @ 7 pm
August 21, 2023	Board of Directors Meeting - Club House @ 7 pm
October 16, 2023	Board of Directors Meeting - Club House @ 7 pm
November 2023	ARC Community Inspection
December 4, 2023	Board of Directors Meeting - Club House @ 7 pm
Serenoa ARC meets every 1st Wednesday of the month at 7325 S Serenoa Dr @ 1 PM	

**2023 Adult Social Calendar**

<u>DATE</u>	<u>EVENT</u>
January 13, 2023	Ghost of Christmas Past
March 26, 2023	Neighbor Open House
April 22, 2023	Around the World/Time Goes By
May 9, 2023	Co-Ed Bunco
June, July 2023	SUMMER
August 2023	BREAK
September 15,2023	Ladies Coffee Social.
October 6-20,2023	All Faith Food Bank – Cash preferred
October 14, 2023	Block Party
November 11,2023	Blood Drive
December 9, 2023	Christmas Party
December 13, 2023	Ladies Gift Exchange

\* Details will precede events

**2023 Children Social Calendar**

<u>DATE</u>	<u>EVENT</u>
February 2023	Valentine Cupcake Decor
March 2023	Bingo
April 8,2023	Easter Egg Hunt and Golf Cart Parade
May 2023	Play-doh sculpting challenge
June 2023	Summer Kick Off
July 2023	Scavenger Hunt
August 2023	Back to School
September 2023	Painting with a Twist
October 2023	Halloween Party
November 2023	Book reading & Book Exchange
December 2023	Christmas Party

\* Details will precede events

Thank you to Joanna Benante for suggesting and spear-heading the project to ‘update’ the Serenoa Entrance posted signs. Thanks to a couple of guys in the neighborhood for installing the new signs!! (the guys want to remain incognito!)

BEFORE:



**AFTER: from 4 signs to 2 signs!!**



**SERENOA COMMUNITY ASSOCIATION**  
**Board of Directors Meeting**  
**Monday, August 21st, 2023**  
**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, Kris Fanberg, Marc Miller, Cathy Aquaro, Joe Moon, and Robert Wiebusch represented PCM.

**4 Approval of the March 20, 2023, meeting minutes.**

Motion made by Joe Moon, 2<sup>nd</sup> by Kris Fanberg. The motion passed unanimously.

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

Since the May 15, 2023 meeting

There were no violation letters sent since March 8, 2023.

The association backflow was inspected.

PCM is using a program called Strongroom. This allows all invoices to be sent to the Treasurer to inspect, approve, or reject and return to PCM. When the invoices are approved, a check is sent to the vendor from Strongroom. This eliminates the need for signing checks and vendors get paid quicker.

Robert Wiebusch  
Community Association Manager

**6 Committee Reports:**

**• Finance – Marc Miller**

Serenoa Treasurer Report

Total assets for operating were \$179,337 for operating and \$1,444,676 for reserves. Total assets are up \$77,565 since 12/31/22 and down about \$30,000 from May.

Operating had \$108,110 in liabilities. Total liabilities are \$37,968 higher than 12/31/22, which represents the change in prepaid assessments.

All owners have paid their assessments.

Year to date income is \$759 higher than budget. Most expenses are either close to or under budget for the year to date, with the exception of tree trimming and the security gate. Tree trimming is mainly due to the continued removal of pepper trees. Earlier in the year the security gate had some unexpected expenses. There were no reserve expenditures in July.

Reserves interest income is \$17,667 through July. The total interest income for 2022 was \$21,722.

Marc Miller

Treasurer

• **Architectural Review – Patti Quinnelly**

There were no formal meetings of the ARC in either July or August 2023.

Requests by homeowners were all within Serenoa ARC Covenant guidelines and were approved.

The request for an addition on lot #191 was resubmitted with plans meeting setback lines on all sides and was approved.

Respectfully Submitted,

Patti Quinnelly

• **Gate/Security - Mike Fanberg**

The gates have been working since August 17th after installation of new loops in the ground on the exit side and running a new cable to camera number one. We also have a new DVR for video recording. The old DVR system was no longer supported by Liftmaster, thereby necessitating a new version.--

Mike Fanberg

• **Infrastructure – Joe Moon**

It has been reported and noticed that some storm drains on North Serenoa Drive and Erica Lane are backing up during heavy rainfall. We are in the process of scheduling Total Pipeline to assess and repair the issue in September.

Yard debris and tree roots are the main cause for this. As a reminder, please make sure you or your lawn service do not dispose of yard debris in the storm drains. This is very costly for the HOA to have them unclogged. Here is an example of what we have seen and should not be done:



Joe Moon

***Lot 102, Patti Quinnelly: Could you send email to community asking that their yard guys NOT dump yard waste in our gutters? Also include in email that after cleaning up from a hurricane, yard waste should be far away from the storm drains.***

***Joe Moon: Great idea because each drain cleanup from Total Pipeline costs between \$1500-\$2000 per drain. Currently we have 2 drains that need to be cleaned out.***

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

Water levels continue to drop with the dry conditions. We could really use some significant rainfall to refill some of the ponds that depend on rainfall and storm drain flow to keep their levels up. There are several ponds that are extremely low in places where there are normally 3 to 4 feet of water even at the shallow areas. There has been at least 1 minor fish kill due to extreme water temperatures and subsequent deoxygenation.

The creep of invasive grasses and vegetation extending itself out of the littoral shelf areas into areas where it really shouldn't be, as mentioned in my last report is getting worse in many areas. Mike Kaighin of Admiral Environmental has agreed to a meeting with Martha and me along with Jeanette representing the Serenoa Golf Club in early September to review the situation and seek a remedy to the problem. We are paying half the costs of Admiral Environmental's services and we need to have more of a voice in what gets done.

Significant rainfall would definitely help but the problem runs deeper than normalizing water levels. The drought has allowed high rates of growth or unwanted vegetation on the perimeters

of some of the ponds and the golf course according to Mike has not requested any action so it looks like we will have to try and force the issue.

Gator activity has diminished over the last 30 days.

This concludes my report.

Respectfully submitted,

Cary Chichester

• **Welcome – Suzanne Reynolds**

WELCOME REPORT:

Please welcome the following new neighbors to our Serenoa community:

Steven and Jennifer Holl      6637 Taeda Dr

Nikolay Koulekov and Miroslava Bounardjieva    7209 North Serenoa

Mark Berman and Tony Reinmann      7249 North Serenoa

Robert and Janet Kingan      7368 South Serenoa

Looking forward to seeing you at our upcoming social events!

Suzanne Reynolds

• **Landscape Maintenance – Todd Leavenworth**

Since our last board meeting the flowers were planted at both sides of the entrance to Serenoa along with new irrigation.

Donald from Juniper Landscaping was contacted again about missed landscaping areas around the association, and to date Juniper looks to be taking care of all areas. Unfortunately, Juniper has still not mulched the proposed areas in the front entrance that have been approved. The proposal from Juniper to extend the hedge on the south side of the front entrance for \$5167.09 needs board approval, as well as a new proposal to trim all the palms near the front entrance for \$1343.75. There were also improvements and fixes to the irrigation system along the front entrance for a total of \$1281.44 completed in early July.

This concludes my report.

Respectfully submitted,

Todd Leavenworth

Todd Leavenworth has stepped down from Landscape . Rachel Angers has volunteered to oversee landscaping. Kris Fanberg has a meeting scheduled with Juniper to assess and continue maintenance of landscaping throughout the neighborhood.

**Patti Quinnelly, Lot 102, inquired about the hedge extension on S. Serenoa.**

**Kris Fanberg: The hedge extension along North and South Serenoa has also been assessed and per Juniper Landscaping, will need more irrigation installed to maintain hedge extensions. Rachel will contact other companies specializing in planting native Florida fauna that will not require more irrigation installation.**

### **Adult Social ~ Laura Williams/Patrice Leavenworth**

The social committee has the following events planned for the remainder of the year:

Ladies Coffee – Friday, September 15<sup>th</sup>

Food Drive – October 6-20

Block Party (families welcomed)– Saturday, October 14<sup>th</sup>

Blood Drive – November 11<sup>th</sup>

Adult Christmas Party – Saturday, December 9th

Ladies Gift Exchange – Wednesday, December 13th

Looking forward to seeing everyone attend!!!

Patrice Leavenworth

### **• Children’s Social – Catherine Davenport**

Hey! At the end of September, I’m going to have an ice cream social, September 24th at my house with a water slide.

I’ll be sending out flyers and emails starting after Labor Day. Like a mad woman to get the biggest turnout!

Then Halloween might be at Henriquez haunted house again.

And Christmas trolley ride this year .

So that will wrap up the year!!!

### **• Hearing - Sam Ralston**

There is nothing to report currently.

### **7 Unfinished Business**

- Coverage along South Ibis – install hedges + irrigation OR clear pepper trees & install native coverage.
- Coverage at North end of North side of Wall where tree fell – too easy to access our neighborhood now
- Coverage on big sparse area on north IBIS side of entrance – resident has offered to help pay for coverage



## **These areas were discussed during the Landscape Report.**

### **8 New Business**

- **Lending Library**

*The Board discussed Lending Libraries and collectively felt that they should never be allowed on a resident's property (aesthetic and consistency in appearance reasons) nor should they be allowed in a common area such as the tennis court area. The reasons given for this were that they are considered somewhat obsolete, and the required maintenance responsibility is not something that the Board wants. Even if an individual volunteers to maintain them on common ground, what happens when that individual no longer wants that responsibility? The Board would be required to either find another person or have it taken down. The Board feels that they would impose a cluttered, possibly unkempt look and that "less is more."*

- **Serenoa Facebook Page**

A resident has volunteered to create and manage a Serenoa FB page where neighbors can exchange information. Currently an old one exists but the person who used to maintain it is unavailable/unknown at this time. The resident asked that this Facebook site be the official Serenoa FB site.

There were mixed remarks from the Board and those at the meeting. Some felt that the FB page could be a viable way for our residents to share information while others were concerned that some parties could vent undesirable remarks on this forum.

*The Board decided that there will be no community affiliation with any social media forum. However, individuals are free to create and operate such forums as they see fit.*

- **Community Feedback** – The responsibility of the sidewalks will come before the community for a vote at the January Homeowners Annual Meeting. Several residents have also asked to add metal roofs as an option (currently only tile and shingle are allowed).

*An email will be sent to the community to determine the level of interest in metal roofs.*

- **New Board Members** – we will have 4 openings in January for Board positions. Please contact Martha Singler ([mpalthoff@yahoo.com](mailto:mpalthoff@yahoo.com)) if you are interested.

### **9 Homeowner Comments –**

### **10 Date of the Next Meeting –October 16, 2023 at 7 pm**

### **11 Adjournment:** The meeting was adjourned at 7:42 pm by Martha Singler.