

Serenoa Sentinel

A Golf & Family Community

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August 2020

Neighborhood Corner:

Upcoming Events: Due to the current COVID-19 virus, events will be held only if conditions improve. You will be notified by email, if and when we have any events.

Serenoa Board of Directors Meeting October, 19th, 7 pm at the Club House.

Sentinel on the web: The Sentinel is available in color on the web at <http://www.myserenoa.com/newsletters>.



SERENOA COMMUNITY ASSOCIATION

Board of Directors Meeting

Monday, August 17, 2020

7:00 P.M.

SERENOA GOLF CLUB

Notes

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, web site and Serenoa Sentinel Newsletter.

3 Establish quorum.

Members present were: Martha Singler, Mario Velez, John Rice, Kris Fanberg, Cary Chichester and Ava Waltz. Bob Wiebusch represented PCM. Paul Larsen was absent.

4 Approval of the June 15th, 2020 meeting minutes.

John Rice moved, seconded by Cary Chichester and passed unanimously to approve the June 15th BOD Meeting Minutes

5 Correspondence/Property Manager Report – Bob Wiebusch

Since the June 15, 2020 meeting:

Letters were sent to:

Lot 12 was sent a letter to reimburse SCA for attorney fees for collection of annual dues.

Lot 151 was sent a letter to reimburse SCA for attorney fees for collection of fine.

Lot 31 First and second compliance letters sent letter for trim color approval.

Lot 14, A letter was sent asking them to clean up the brush piles as well as cleaning and repairing the pool screen and removing overgrowth of weeds from the pool deck.

Lot 10 was sent a letter since we did not receive a rental application for the current occupants.

Lot 143 was sent a first and second compliance letter for play structures.

6 Committee reports:

- **Finance** - Paul Larsen (read by John Rice)

This report summarizes financial activities that have occurred during the first seven months of 2020.

Balance Sheet Activity

The total assets of The Serenoa Community Association, Inc., are \$1.46 million as of July 31, 2020.

Our largest concentration of interest-bearing assets are held at TD Ameritrade where there are sixteen different certificates of deposit that have maturities ranging from August 2020 until September 2024. The average yield of these CD investments is 2.1%. The interest income earned helps reduce future annual assessment increases. However, with the dramatic decrease in interest rates during 2020 and rates continuing to fall additional stress will be placed on our portfolio to minimize a 2021 annual assessment increase.

All Receivables with the Serenoa Golf Club are current as of month-end July.

2020 Annual Assessments

As of month-end July, there is one homeowner that has finally paid their 2020 Annual Assessments of \$900, but none of the late fees, interest charges or attorney's fees related to the collection process. I will be recommending that the account be referred to our attorney to begin the foreclosure process as the homeowner has been uncooperative.

Reserve Expenditures

\$2,867 has been paid from the HOA Documents Reserve for legal services on the Homeowners documents and for the distribution of the final filed copies of the updated Homeowners' documents that were mailed to all Serenoa Homeowners in January.

Significant progress has been made on the repair and refurbishing of the front wall. The first phase included the removal of the rusted metal bands around the stucco posts and walls for \$4,991 and repair to the walls/caps/columns and the stucco of the walls, and painting for \$50,365. The second phase is the replacing of the Serenoa signs and modernization of the exterior walls for \$33,270.

Also \$3,314 has been paid from the Front Gate/Wall Reserve for upgrades to the camera system and housing.

Work on the electrical system by the front entrance has also been completed. For many

years a patch work electrical system has been in place. \$15,737 has been paid from the Infrastructure Reserve to get the entire electrical system uniform and upgraded. John Rice moved, seconded by Kris Fanberg and passed unanimously to approve the cost of replacing the main front entrance electrical system for \$15,737

Operating Expenses

The overall year-to-date expenses are below budget by almost \$10,000.

For financial statement purposes, the annual budget is evenly divided into twelve months. Some expense items are greater or less than budget due to timing differences throughout the year.

Postage, Printing and Supplies is over budget. This line item is over budget by \$1,088 for printing and mailing expenses for the Annual Serenoa Community Association January meeting and the printing of the 2020 Resident Directory.

Income and State taxes are over budget by \$1,850 as the 2019 tax return was completed and additional funds over the actual tax payments for 2019 were required. It is anticipated that the Income & State taxes will be about \$6,000 for calendar year 2020. Professional Fees-Audit is also over budget by \$1,456 as the financial statement audit for 2019 and 2019 tax return was recently completed.

Social & Special Events is also under budget as with COVID-19 there have been no events thus far in 2020. Most operating expenses were nominally under budget.

- **Architectural Review** - Ava Waltz

The ARC has approved three requests for new roofs, two for updated landscaping, one backyard ficus tree removal, one new air conditioner installation, one new pool screen, and one new house paint request. There are two pending requests regarding oak trees that are waiting for approval of having arborist review paid for by the community, which is on the agenda for this meeting.

Ava Waltz moved, seconded by John Rice and approved unanimously to allow \$300 for an arborist, for the evaluation of trees that are being requested to be removed.

Lot 143 - Play set, platform and artificial grass (read by John Rice)

Several board members and the ARC chair met with the homeowners to measure the structure and offer options that will keep it within the basic limits of our Covenants. There are 3 structures:

- 1) trampoline (14 X 10)
- 2) two connected towers that have a tire swing, a swing set, ladders and slides (23 x 24 or 552 sq ft)
- 3) two climbing towers connected by a jungle gym.

They planned to give away one of the climbing towers to another homeowner. We gave them recommendations on where to place the other tower to remain within the footprint of the swing set grouping.

We are willing to allow the trampoline to not be counted.

They have a platform that is 40 ft by 23 ft (920 sq ft) which we can let stay provided they move the lawn chairs and tables they have onto the remaining footprint. And to OK the artificial turf on platform.

We also recommended that they talk to the play set builder for their ideas and solutions

Variations were allowed due to the current pandemic and their special needs child.

They have until next Monday (8/24/20) to let the board know their position.

John Hashagen, Lot 75 - What is the size being allowed - 552 sq ft, not including the trampoline, which is another 140 sq ft.

Paul Cherry, Lot 144 - why is there a difference between the sq ft that was previously provided to the homeowners and the one done today. The current one is the standard end to end, side to side measurement used on elements that are bolted together versus just measuring the each piece separately.

Jim Bailiff, Lot 142 - glad to see that you were able to reach a compromise, are there other options that could be considered. Lets see how the homeowners are with what has been offered.

Larry Prohs, Lot 39 - we need to adhere to the Covenants, Bylaws and Rules and Regulations, and maintain standards.

Kim Walbrown, Lot 141 - I think this is a good compromise that should make everyone happy.

Mike Angers, Lot 59- It's a good compromise

Arun Mayorga, Lot 143 - would like to thank the board for making the compromise, wish we could have it all.

Bob Rosenbaum, Lot 180 - the association has done variations in the past, could we not have special consideration. Answer - We have with what is currently offered here.

Larry Prohs, Lot 39 - even variations require needed permissions before work is done. The BOD has been recently accused of being not family friendly which is very unfair, they are extremely family oriented.

Lot 144 - Driveway repairs

2 letters of violation have been sent to Lot 144 for a heaving (broken) driveway that needs to be repaired. The homeowner refused to comment as he felt an agenda listing the issue should have been sent out ahead of time. The letters did state that it would be discussed at this meeting. He did indicate that it was going to be fixed.

Ava Waltz moved, seconded by Martha Singler and approved unanimously to accept the ARC's recommendation for repairs required.

Ava Waltz moved, seconded by Kris Fanberg and approved unanimously with one member abstaining to initiate the fining process.

As a reminder:

Serenoa Community Association
Architectural Review Committee:

Any and all improvements or changes affecting the exterior of the home require approval of the ARC. This includes (but not limited to) additions, exterior paint color changes, roof/pool cage/window/lighting changes, landscape design, tree issues and the installation of new hurricane shutters. Contact the ARC Chairperson as shown in your directory.

- **Security** - Martha Singler

There have been a few incidents of unThere have been no issues in this area.

Karen, Rapp, Lot 73 - there are cars tailgating me in at night when I came in when the gates are closed, thought the barrier arms would prevent that. The barrier arms should decrease the issues but will not stop them.

Arun Mayorga, Lot 143 - with the new developments going in down the road we need to think about improving our security, maybe closing the gates during the day as well. We are required by our Covenants to have the gates open during the days for the use of the public golf course that shares the area with us.

Several homeowners reiterated the requirement for the gates being open during the day for golf course use.

Karen Rapp, Lot 73 - there are lots of kids driving golf carts that do not appear to be of

legal age as required by our Covenants. Unless we can identify them, it hard to control it.

- **Gate** - John Rice

The gates had their quarterly maintenance work done in mid-July.

The exit gate had an issue on July 8th. An individual forced open the exit gate barrier arms, bending one of them that had to be repaired. We had some photos on the people involved, but were not able to identify them.

We had upgraded our gate electrics, replacing most of the lighting with LED fixtures and all new wiring.

We are in the process of replacing our gate cameras with digital high def cameras to provide us better photo capabilities. John Rice moved, seconded by Mario Velez, and passed unanimously to approve the expenditure of \$4,998 for replacement of the gate cameras.

- **Infrastructure** - Mario Velez (read by John Rice)

1. Approval provided to replace 8 lamp fixtures at entrance area at a cost of \$6,260. These will be replaced by DLG Electric in coming days. Mario Velez moved, seconded by John Rice and passed un-animously to approve the expenditure from the infrastructure re-serves.

2. Maintenance work on tennis courts will be done in 2021; including replacement of nets and possibly windscreens. Some initial work done in July by Sam Ralston.

3. We will continue to stay vigilant of the culverts and drains as we are now in the midst of the annual hurricane season.

4. The board may want to begin planning for asphalt work on the streets. At a minimum, we may want to consider some patchwork in certain areas.

5. The speed monitor will be placed out again during the week of August 17-21. Location TBD.

Suzanne Reynolds, Lot 125 - Why not doing repairs to the tennis courts sooner? Martha we will see about getting them done this year.

Jen Dehn, Lot 84 - Is there a chance that we could have a children's play area in the development, it would be more convenient in here then having to drive outside the HOA.

Mindy Banks, Lot 20 - that would be very nice to have.

Joe DiPuma, Lot 79 - Twin Lakes have a very good playground and is very close, also there could be liability issues for the association with an HOA supported play area.

Most of the areas where it could be done are golf course owned and one is a wet land that can't be developed. Kris Fanberg will work with them to see what is possible.

Karen Rapp, Lot 73 - It could be a possible problem area for adolescences.

- **Pond Maintenance** - Cary Chichester

The last two months have been relatively quiet as far as the ponds are concerned. Aquagenix has done a number of treatments for various airborne vegetation and most of that is under control.

We are currently experiencing a fish kill due to water temperatures on pond 14 but the birds have shown up storks, herons and vultures and it looks like they will have the mess under control shortly.

The golf club has been making timely payments to Aquagenix and everything is current through July at this point.

We need to try and work with the golf course to get them to do a better job of maintaining the banks on the golf course sides of the ponds. The banks are looking rough and unkempt and well beyond the amount of growth needed to maintain the integrity of the pond shoreline. These conditions are making it difficult for Aquagenix to perform treatments and access would be much improved with some better housekeeping.

I have had no more complaints in the last two months about invasive growth from anyone. Water levels had recovered nicely in late June and early July with some much needed rain. Water levels are struggling to maintain with the recent rainfall levels in August.

Kris Fanberg, the golf course has gotten some new mowers that should be able to get closer to the pond banks and help with this issue.

- **Welcome** - Martha Singler

Members: Martha Singler, Karin Ciholas, Ava Waltz, Linda Moody, Donna Piver.

June was a busy month with 3 closings:

- Barbara & Goree Waugh – Lot 36 - 7057 N. Serenoa Drive. Barbara and Goree have rented this home for a couple of years and we are so happy to welcome them as a permanent addition!!

- Mindy & Keith Banks – Lot 20 – 7185 N. Serenoa Drive. Mindy and Keith have wonderful 8 year old boys, Christian and Connor. We are excited to get to know them better!!

- Mehak & Raghav Nayar – Lot 18 – 7201 N. Serenoa Drive. Mehak & Raghav have an adorable 15 month old boy!! We welcome you to the Serenoa family and can't wait to see more of you!!!

We have 3 pending sales: Verth, Walbrown and Bispham. I would encourage everyone in the neighborhood to make a point to welcome these new residents! Although it can be sad to see old residents leave, it is always wonderful to embrace new friendships!

Our Welcome Committee is always available to answer any questions

- **Landscape Maintenance** - Kris Fanberg

Nothing new to report for this period.

- **Adult Social** - Kim Rice (read by Ava Waltz)

There has been no recent social committee activities. The committee is meeting later this month to review the possibility of sponsoring any activities for the remainder of this year. Watch your emails and mail tubes for any upcoming events that may be in the works..

- **Children's Social** - Jennifer Dehn

Jen will be attending the adult social meeting this week to see if future events can be planned together.

Is it possible to get a listing of the email addresses for those people who wish to receive them that are for kids/grandkid only so as to not inundate those who don't need them. John Rice will request a response when the Sentinel email goes out. Mindy Banks will help Jen compile the list

- **Hearing** - Tom Kibler (read by John Rice)

The Hearing Committee has not met in 2020. The committee is composed of Joe DiPuma, Mike Mason, Kim Walbrown, Joanna Benante and Tom Kibler.

7 Unfinished business

Entrance Stop Sign Follow-up - Martha Singler

As most of you are aware, one of our residents was hit a few months ago by a car entering our neighborhood on its way to the golf course. Thankfully our resident is making remarkable progress in his recovery. The issue at hand is to make drivers stop upon entering our neighborhood from Ibis and when exiting the golf course.

We received many suggestions on how to make people stop at the stop signs including but not limited to lowering the current stop sign, adding another stop sign parallel to the current stop sign at the entrance, adding 'dips' at all the stop signs (there are currently dips at the N. Serenoa and S. Serenoa signs), erecting a speed bump (done in the past - extremely unfavorable), installing an additional barrier arm, and adding more signage for our residents before they cross this intersection.

As a few residents have pointed out, we have to consider the emergency vehicles that need to access our roads at times, the low sport cars that some of our residents drive, and the inconvenience for our residents to alter their driving patterns (primarily enduring more dips in the road) because of something that occurred from golf course traffic.

A quote for \$6000.00 to install dips in the entrance and exit lanes was obtained. However, the concern remained that the 'dips' for those that weren't aware of them (golf course customers) would not prevent an accident (the driver would potentially hit the person at the same time he/she was being jolted by the dip). Therefore the dips do not represent a viable solution.

While installing an additional barrier arm would absolutely force someone to stop (unless they run through it), it seems too costly and too complicated, since we have existing barrier arms, to

proceed in this direction at this time.

The most feasible and least costly solutions are as follows:

- Lower the existing stop sign at the entrance (this has already been done and now drivers can actually see that there is a stop sign there)
- Place a mobile stop sign on the left side of the entrance, parallel with the existing lowered stop sign.
- Repaint the crosswalk that extends the length of the entrance and exit
- Clean or replace the stop sign at the exit from the golf course

For all bikers, golf carts, and pedestrians, please be aware of your surroundings and operate defensively in traffic areas!!

Mindy Banks, Lot 20 - can we not have police by the entrance to facilitate this? No, we are all private roads and the police will not do traffic enforcement on our roads.

Paul Cherry, Lot 144 - I have mentioned several times that someone should contact the University of Iowa about the traffic issues and use their expertise on this. Martha will follow up with this.

Joe DiPuma, Lot 79 - We need to make sure that everyone follows the rules, like bikers stopping at the stop signs. Also there is a palm tree by the fountain that somewhat blocks your view of the intersection. Kris will look into moving the palm.

Front Entrance Wing Wall Upgrades - Martha Singler/Kris Fanberg

Work is progressing quite well on the Front Wall & Entrance project. All the curved portions of the walls and signage walls have been squared, repaired (from rusted bands) and painted. Caps have been installed on all the pillars. The 4 pillars on both sides of the signage walls have been raised to the signage height and built out to present a more grand presence for the signage walls. The signage walls are being covered in polished travertine and the lettering (3D in oiled bronze) should arrive shortly. The wrought iron fencing sprinkled among the length of the walls is also being painted in oil bronze as well.

The four pineapple pillars and the call box will be next in line for repair/updating. New lights will also be chosen to sit on our call box. Our committee has worked very hard in this long and sometimes tedious process, and we applaud their efforts and commitment for quality, style, and dedication. We are also very thankful for our general contractor, Ron O'Brien with Design and Remodeling Solutions, who is heading this project and ensuring quality control.

Kris Fanberg, Martha Singler, Ava Waltz, Larry Prohs, Frani Chichester, Kim Rice, Suzanne Reynolds, Patti Quinnelly, Anne Patrick, Bernie Woods.

Paul Cherry, Lot 144 - when were the funds for this approved along with those for the flag pole, he can't find them in the Sentinel. John emailed Paul a copy of the June Minutes that show the approvals under old business, they were also in the June Sentinel.

Mike Angers, Lot 59 - the entrance work looks very nice, are there plans to do something with the pineapples? Kris - yes.

Paul Cherry, Lot 144 - Max Jonah and I had previously proposed putting up a bulletin board at the front gate that could be used for all events and avoid the temporary signs that are now used.

Approval of the Revised and Amended Serenoa Rules and Regulations - John Rice

John Rice moved, seconded by Cary Chichester and passed unanimously to approve the revised Serenoa Community Association Rules and Regulations. They will now be given to our attorney to get recorded by the County Clerk.

9 New business.

Nomination Committee - Martha Singler

We need homeowners to assist us in finding volunteers to be on the BOD starting in 2021.

10 Homeowner comments.

Has there been any new FDOT proposals to reduce the sounds from the 75 expansion? No.

11 Date of next meeting – October 19th, 2020 at 7:00 P.M.

12 Adjournment. The meeting was adjourned at 9:00 PM.