



Serenoa Sentinel

A Family & Golf Community

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August 2021

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 or send any correspondence to 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 941-232-9889 and tk34251@gmail.com.

Ladies Bunco

We resumed Bunco on May 19th at the home of Kim Mc Donald. 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 Ronnie Lichtenstein at 941-927-0648 or send an email to leonard88@verizon.net.



2021 Serenoa Business Events Calendar

<u>DATE</u>	<u>EVENT</u>
January 18, 2021	Annual Homeowners Meeting- Club House @ 7 pm
March 15, 2021	Board of Directors Meeting - Club House @ 7 pm
March 2021	ARC Community Inspection
May 17, 2021	Board of Directors Meeting - Club House @ 7 pm
August 16, 2021	Board of Directors Meeting - Club House @ 7 pm
October 18, 2021	Board of Directors Meeting - Club House @ 7 pm
December 6, 2021	Board of Directors Meeting - Club House @ 7 pm

Serenoa ARC meets every 1st Wednesday of the month at 7325 S Serenoa Dr @ 11 AM

2021 Adult Social Calendar

<u>DATE</u>	<u>EVENT</u>
April 11, 2021	New Neighbor Picnic - Twin Lakes
May 2021	Blood Drive
September 2021	Blood Drive
October 16, 2021	Block Party
November 2021	Food Drive
December 1, 2021	Ladies Gift Exchange
December 11, 2021	Adult Christmas Party

2021 Children's Social Calendar

<u>DATE</u>	<u>EVENT</u>
March 7, 2021	Outdoor Bingo - Tennis Courts
May 2021	End of School Social
Summer 2021	Bike/Scooter Parade
Summer 2021	Play Doh Sculpting Challenge
Summer 2021	Book Club
Fall 2021	Pack the Backpack Charity Event
Fall 2021	Start of School Social/Meet & Greet
October 2021	Halloween Party
December 2021	Holiday Party
	* details will precede event

SERENOA COMMUNITY ASSOCIATION

Monday, August 16, 2021

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 pm.
- 2 **Proof of notice.** Meeting notice was properly posted by the entrance sign, website and Serenoa Sentinel Newsletter
- 3 **Establish quorum.**
Members present were Martha Singler, Kristin Fanberg, Cary Chichester, Joe Moon, Robert Wiebusch representing PCM, and Arun Rao (Suzanne Reynolds and Duane Steyer were absent)
- 4 **Approval of the May 17, 2021 meeting minutes.**
Martha Singler moved, seconded by Joe Moon and passed unanimously to approve the May 17, 2021 minutes
- 5 **Correspondence/Property Manager Report – Bob Wiebusch**
Property manager – Bob Wiebusch

Since the May 17, 2021, meeting:

- The Association backflow prevention was inspected and approved by Bob Anderson Plumbing.
- All Association fees have been paid.
- In July the PCM server was taken down by Ransomware. As a precautionary measure SCA's banks were notified immediately, and accounts secured at that time. The Ransomware inhibits PCM from being able to access electronic files stored on the server and back up. Hard copies SCA data within the PCM office files are being used to rebuild SCA into the new software. With the inability to port over electronically, this data population will take some time, but we are moving as fast as we can. This will interrupt the timing of preparing and delivering financial reports to SCA over the next 60 days.

6 **Committee reports:**

Finance-Duane Steyer (read by Martha Singler)

Balance Sheet

Total Assets are \$1,529,914 as of June 30, 2021 (\$1,547,860 as of May 31, 2021).

Our largest concentration of interest-bearing assets is held at TD Ameritrade. As of June 30, there were 15 different Certificates of Deposit that have maturities ranging from July 2021 (\$250,000) to September 2025 with an average yield of 2.1%. Annual interest income earned on these CD investments was \$25,063 vs \$29,231 during 2020.

During July, 2 Certificates of Deposit totaling \$250,000 with an average interest rate of 1.72% matured and were rolled into new CDs with an average interest rate of .41% which was the best rate available at this time. The effect of this change on our annual interest income will be a further reduction of approximately \$3,450. As a result, we can now expect that our future interest income will be approximately \$7,500 less than we received in 2020.

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.

All receivables are current with Serenoa Golf Club as of January 31.

There is one annual assessment not fully paid for the 2021 year and one assessment was partially paid from the 2020 year totaling \$1,912.68. That property was sold and the HOA will receive payment from the proceeds.

Reserve Expenditures

The only Reserve Expenditures during June 2021 were \$3,608.06 for Loop replacement at the Front gate.

Operating Expenses

The overall year-to-date expenses for June are below budget by \$2,442, 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.

For Instance:

- Postage, Printing & Supplies is over budget for YTD by \$382 because 2021 Resident Directory was printed in February.

- Trees, Plants & Shrubs is over budget YTD by \$540 as a result of new front gate plantings in May costing \$1,475.10
- Infrastructure Maintenance is under budget by \$2,416 while Fountain Maintenance is over budget by \$475 as a result of Repairs to the Fountain in January & February.
- Security Service – Gate is shown as under budget YTD by \$799.98, however this is an error resulting from erroneous postings during January – June of the monthly front gate service fees of \$166.73 to the reserve account. Consequently, front gate security service fees should show \$1,000.38 or \$200.40 over budget. This error has been pointed out to PCM but as of June 30st the correction has not yet been made.
- Professional Fees – Legal are over budget by \$9,024.87 as a result of the need to get legal assistance in the negotiations involving the proposed sale of the wetland property by Serenoa Golf Club and preparation of documents to protect our streets from access by outside parties and permanently lock in the “wetland” status for that property.
- Social Events is under budget by \$ 1,506, YTD because of the reduced social schedule resulting from the pandemic.
- Income Taxes is under budget by \$2,512, because federal tax estimates are paid quarterly but the annual expense is budgeted monthly.

Architectural Review - Patti Quinnelly

June 2021 ARC Meeting

The ARC committee met at lot #83 at 11 A.M. for an onsite visit. Stakes had been placed to delineate the area of consideration. The proposed addition, blue prints, and maintaining the integrity of Serenoa HOA covenants were discussed.

Committee members then met to discuss the month’s agenda.

The meeting was called to order at 11:20 am

The agenda was approved.

Proof of notification was established, by sign at entrance.

Quorum was established with 2 members unable to be present for the meeting.

May’s minutes were approved as read.

New Business:

Request for commencement of construction on lot #146 granted on 7/19/18 was approved.

Request for painting pool cage and rescreening on lot #125 was approved.

Request for painting house on lot # 90 was approved.

Other:

Automatic approval for requests within the covenant guidelines was discussed.

These include painting white pool cages bronze, solar improvements, window replacement with hurricane proof or energy efficient windows, and tile roof replacement.

Automatic approval will significantly reduce the email chain required for approval. Notification of these requests will continue to be given to committee members.

The date of the next meeting will be July 7,2021 at 11 A.M.

Meeting adjourned.

Respectfully submitted,

Patti Quinnelly

July 2021 ARC Meeting Minutes

Meeting called to order by Jim Bailiff.

The agenda was approved.

Proof of notification was established by sign at entrance.

A quorum was established. Present were Jim Bailiff, Patti Quinnelly, Claudette Giever, Joe Reynolds, and Michel Prospero.

June's minutes were approved as read.

Unfinished Business: Lot #83 owners Frani and Cary Chichester requested approval for the architectural design for their addition, pending approval from the Board.

Martha Singler, also present, said the authority to approve variances lies with the HOA Board. The responsibility of the ARC is to ensure the architectural aesthetics of the plan. She said that the variance will be voted on at the next Board meeting and that all members of the board had individually visited the site.

The ARC approved the architectural plans for Lot 83.

The owner of lot #11 will be notified that a hedge must be planted around the grandfathered in vinyl fence on their property within 30 days.

Follow up inspections of lots will be completed within 45 days.

New Business:

Lot# 39 Approved for Cat 5 window replacement

Lot# 187 Approved for generator shielded from street view

Lot# 139 Approved for gutter replacement and pool cage painting, column re-facing, and tile

Lot # 2 approved for dead tree removal

Other: No discussion.

The date of the next meeting will be August 4th at 11 AM.

Meeting adjourned.

Respectfully Submitted,

Patti Quinnelly

Board Discussion:

A discussion regarding the management of variances led to clarification. The board manages variances and ARC decides the appropriateness of the architectural aesthetics of the proposals.

Kris Fanberg also asked for clarification regarding the discussion during the ARC committee meeting regarding “automatic approval”. There were concerns regarding this process and Patti clarified by explaining that the board would be able to expedite straightforward decisions without having to wait for the ARC to convene. Some of the examples given were approvals for hurricane windows and roof replacements. In these circumstances, an expedited process would be beneficial for the homeowners in our community.

After clarification per ARC, it was determined that some of the more straightforward requests will be expedited and that **all** requests still required approval by the committee. The decision to approve a request may occur outside an actual scheduled committee meeting in order to expedite a straightforward matter.

All external changes to a home still need ARC approval.

Infrastructure - Joe Moon

Total pipeline assessed storm drainage erosion on lot 78. They determined that it was out of their scope of work and recommended reaching out to another company that specializes in storm drain repair/replacement. This will be researched and addressed in the coming months.

The speed sign was placed outside of lot 102. Please let a board member know if you would like the speed sign in front of your property.

DLG Electric was contacted in regards to front entrance lights staying on past sunrise. It was determined that the photocell is in working order and is shaded therefore, the lights stay on longer than normal.

There is nothing else to report at this time.

A question regarding the front walkway gate being locked and chained was posed by Patti Quinnelly (Lot 102). She reports having to walk her dog on the street which she thinks is unsafe. Joe Moon and Kris Fanberg explained that there have been multiple incidents when the gates have been kicked open and damaged by people driving golf carts through. There have been discussions regarding using a fob or a key for access. Patti suggested using cameras for the gate. There are cameras set up but identifying the culprits has still been difficult. Kris Fanberg pointed out that there is more traffic and that it will continue to get worse so making sure we have security measures in place are important. One last recommendation is to place a metal pole in the middle of the sidewalk to prevent golf cart access. This seemed like the best option and will be discussed further.

Pond Maintenance - Cary Chichester

There was some alligator activity in the last month. We had permits issued and had an 8 ft gator removed from Pond 4 about 3 weeks ago.

We had some weeds removed from the shoreline of lot 174 at the request of the homeowner. The offending vegetation was not a problem other than appearance, but since it wasn't on a littoral shelf, Aquagenix agreed to remove it and we're out taking care of it the same day.

Nothing significant other than the extreme amount of rainfall has brought the levels on most of the ponds back to normal for this time of year. A great improvement over the nearly dry in some cases, low water levels we were reporting back in May.

Nothing else of significance to report.

Landscaping/Irrigation – Kris Fanberg

Ten palms were trimmed at the front entrance. \$1,000.00. The diseased palm tree by the fountain will be removed next week along with the fallen palm south of the entrance off Ibis.

Flowers were added to the islands and a refresh is coming soon. \$790.00

We are getting bids for an additional landscape company to take over the flower beds and islands on a monthly basis. We are getting bids from Westbay but the expected cost is greater than initially expected. We are also entertaining a bid from landscapers for Rivo Lakes. Patti Quinnelly (Lot 102) was concerned about the pepper tree vines and making sure that they are addressed by the landscapers we choose to contract with.

Children's Social - Jen Dehn/Catherine Davenport (read by Joe Moon)

We really enjoyed seeing all the families at the Back to School Ice Cream Social. The kids made crafts, ate food and got to pick ice cream from the ice cream truck. It was super fun to see everyone and meet new families!

We are working on making plans for the Halloween party in October. More details to come!!

Adult Social - Kim Rice (read by Ava Waltz)

Due to the recent increase in Covid cases, once again for the safety of our friends and neighbors we are hesitant to hold any community social events at this time. We are, however working to find a band for a possible outdoor venue this fall and during the holiday season

The clubhouse plans to close for the month of September for renovations. This also means that the blood drive will have to be cancelled as well since we do not have a space to conduct the event.

Welcome - Suzanne Reynolds (read by Kris Fanberg)

I'd like to welcome to Serenoa the following new neighbors:

- John and Aline O'Brien Lot 151 - 6541 Taeda Dr.
- Eugene Suharev and Elena Smirnova Lot 260 - 6433 Taeda Dr
- Nakie and Beth Constantinou Lot 122 - 6757 Taeda Dr.
- Welcome back to Sharrie and Frank Cromer Lot 9 - 6801 Erica Lane

There are no homes for sale.

There was a question regarding how information is disseminated to all Serenoa community members. At this time all correspondence goes through Martha Singler. If she goes on vacation she continues to manage correspondence.

Linda Moody (Lot 49) brought concerns about a single source for contacts within the community and recommended a back up. Suzanne Dundon (Lot 123) recommended some form of Icloud backup. The board will further discuss a backup plan in case of an emergency.

Hearing - Joe DiPuma

Nothing to report at this time.

Security – Martha Singler

Nothing new at this time.

Gate – Mike Fanberg

Nothing new at this time.

New Business:

Approval of variance for Lot 83. Cary Chichester presented his request. His house sits at an angle on his lot and his current pool cage extends 2 feet over the setback (It was built this way by the builder). In an attempt to even out the angle of his house in relation to his property, he is requesting a variance which would allow him to expand 5 feet into the setback line. The neighbor to his left has no issue with the request. The neighbor to the right was concerned about the new construction blocking his view. Kris Fanberg noted that there are larger additions in our community that affect the views of adjacent lots but that this is not the case in this situation. Kris explained how she had looked at the properties on Google Map as well as physically going to the properties and maintains that there is no obstruction of view. Other board members agreed with this as each board member had individually visited the site. The motion was discussed and passed unanimously by the board.

Serenoa Community has lost a treasured member. Christine Larsen, married to Paul Larsen, has moved peacefully on to the next phase of her life. Please join us in sending condolences to Paul; we will miss her and always treasure her spirit.

Old Business:

A motion was made to authorize The Colburn Firm to research plat issues and to develop options relating to potential conservation opportunities. This is needed to protect the land behind us from future development. Motion passed.

7 Homeowner comments – Covenant changes were also discussed.

- Patti Quinnelly (Lot 102) requested the board consider passing covenant changes that would require canopy trees be used to replace boulevard trees should boulevard trees need to be removed.
- Kris Fanberg wants to propose a covenant change which would allow our gates to be closed by 6 pm (which is when the Serenoa Golf Course closes).

Cary Chichester explained we would need a 2/3rd vote from the community who attends the HOA meeting to make these covenant changes as well as those that send in their vote. We will discuss this further to determine when to propose the changes officially as well as exploring if there are any other issues to consider.

8 Date of next meeting October 18th, 2021 at 7:00 P.M.

9 Adjournment. - Martha Singler adjourned the meeting at 8:00 pm.