



Serenoa Sentinel

A Family & Golf Community

Published by The Serenoa Community Association

December 2022

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 941-232-9669 and tk34251@gmail.com.

Ladies Bunco

Join us for Bunco! We play the third Wednesday of each month. There is a \$5 entry fee which goes 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 or 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 @ 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

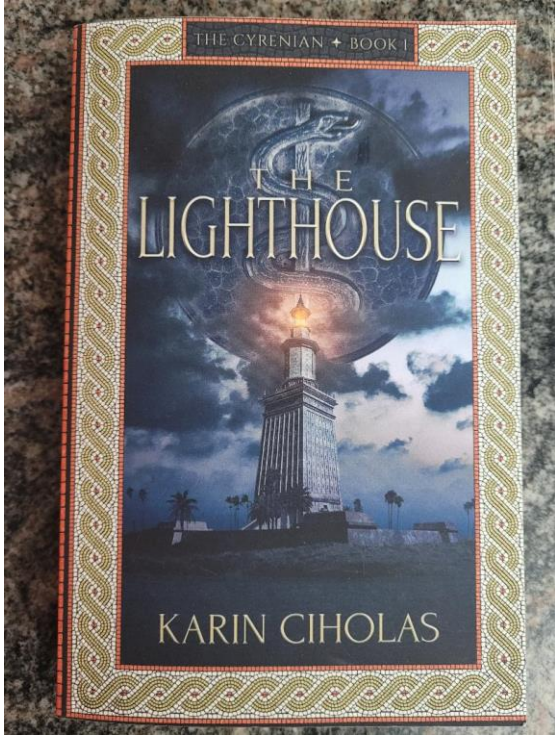
* details will precede events

2023 Children Social Calendar

<u>DATE</u>	<u>EVENT</u>
February 2023	Valentine Cupcake Decor
March 2023	Bingo
April 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

Serenoa Book Club – Serenoa has a famous author... Karin Ciholas !!! Karin's book LIGHTHOUSE is available on amazon for those wishing to read it!



Ladies Gift Exchange hosted by Tera Springman and Verdeen Jackson – November 30, 2022









Serenoa Adult Christmas Party – December 10, 2022





Serenoa Children Christmas Party – December 11, 2022









SERENOA COMMUNITY ASSOCIATION

Board of Directors Meeting

Monday, December 5th, 2022

7:00 P.M.

SERENOA GOLF CLUB

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, web site and Serenoa Sentinel Newsletter.

3 Establish quorum.

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

4 Approval of the October 2022 meeting minutes.

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

5 Correspondence/Property Manager Report – Bob Wiebusch

The Board of Directors will be adopting a budget for 2023 tonight, recommended by the Finance Committee. When the budget is adopted, PCM will mail a green invoice to every homeowner stating the 2023 annual dues are \$1000.

Mail your check payable to Serenoa Community Association to PCM.

6 Committee Reports:

- Finance - Duane Steyer

Balance Sheet

Total Assets are \$1,534,973 as of October 31, 2022, vs \$1,555,245 on September 30, 2022.

As of October 31, 2022. our largest concentration of interest-bearing assets is held at TD Ameritrade where there were 18 different Certificates of Deposit that have maturities ranging from October 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 \$24,862. 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.

As of 10/31/22, the balance sheet reflects a receivable from Serenoa Golf Club in the amount of \$14,753. I am working with Jeanette from Serenoa Golf Club and PCM to identify the reasons these invoices are unpaid, however at this point I believe there are errors in this balance, and the actual receivable from SGC is somewhat less than the amount shown on our balance sheet.

As of 10/31/22, there were 13 special assessments not fully paid for the 2022 year totaling \$5,020.80. Martha has been working with PCM to get these assessments collected and as of this meeting all payments are either received or in the mail to PCM. The remaining balance is \$1,335.

Reserve Expenditures

Thru 10/31/22 we have spent \$55,450 for legal services and fees relating to the Wetlands acquisition. Legal expenses relating to our attempts to vacate the land boundaries relating to Tract G have been more complex than we anticipated, largely due to the lack of understanding and errors by the county commissioners' office. During November we spent another \$7,413 in fees and by the completion of this matter I expect we could spend an additional \$2,000, at least.

Tennis Courts- We spent \$186.90 for tennis scoreboards.

Operating Expenses

The overall year-to-date expenses through October 31, 2022 are below budget by \$17,198, however for financial purposes the annual budget is divided evenly into 12 months. Expenditures for certain expenses such as Audit fee, Income taxes, and Social events are heavily weighted toward the end of the year. Consequently, I expect that most of this favorable budget variance will be eliminated by the end of the year.

Tree Trimming & Removal – In October \$3,885 was spent to remove 21 palm trees along Ibis, an expense we shared with the golf club, our portion was \$1,942. In addition, we spent \$900 to trim trees and clean up around the tennis courts. This account is now over budget YTD by \$759.

Audit fees and income taxes are under budget YTD by \$3,333 and \$6,250 respectively because these expenses are typically paid later in the year.

Social & Special Events and Children's Social events are under budget YTD by \$1,550 and \$1,115 respectively but once the holiday activities are completed. I expect these two accounts to be at or near budget YTD.

Bad debts are under budget YTD by \$1,667

- **Architectural Review – Patti Quinnelly**

There were no official meetings held of the Serenoa ARC in October or November.

The following requests were approved via email because they fall within the guidelines for approval by the ARC:

10/5/2022 lot #131 request for window replacement

10/13/2022 lot # 61 referral of arborist for oak

10/15/2022 lot # 141 request to plant tree

10/16/2022 lot 121 request to tile porch

10/29/2022 lot # 158 request to paint house

11/10/2022 lot # 134 request to replace windows and door

11/13/2022 lot #96 request to replace roof

Kris Fanberg asked Patti Quinnelly about the neighborhood Inspections. An emphasis on inspection of the sidewalks was placed.

Patti Quinnelly believes the covenants were created when some of the sidewalks were not on the plats, and she believes that the sidewalks should be the responsibility of the community, not the homeowners.

Kris Fanberg responded that regardless of what the ARC believes regarding the sidewalks, the sidewalks need to be addressed at the upcoming inspection. According to our attorney, the sidewalks are currently the homeowners' responsibility (as they have been for the last 30 years).

The discussion that followed reiterated the way in which this issue could be brought before the community for a proposed covenant change. Cary explained that a methodology was needed to ascertain the number of feet per year to budget.

Encompassed in the per feet cost would be the concrete, labor, and root barrier costs. Once these costs are known, it can be presented to the community so that the community can make an informed decision (this could raise our annual dues).

Martha Singler and Cary Chichester are going to work together on this so that it can be presented to the community at the Annual Homeowners Meeting in January 2024.

Martha Singler informed Patti Quinnelly that the sidewalks need to be inspected in the upcoming inspection.

- **Gate/Security - Mike Fanberg**

The gates were put on hurricane mode during the hurricane and have not worked properly since that time. We have had an electrician come out to look at the problem and they discovered a short that may be causing gates to operate intermittently. We will have CIA and the electrician out soon to work together on this problem.

Currently, the electrical system is off.

- **Infrastructure – Joe Moon**

The front entrance holiday decorations are up now on display. Happy holidays! Unfortunately, the wreaths aren't lit up because of the lack of electricity at the front entrance.

Repaving our community roads has been a focus for infrastructure and the finance committee. Earlier this year, we obtained bids for completing the project in Q1 of 2023. Unfortunately, due to the increased prices of fuel, the project cost has increased by nearly \$100,000. The increased price is mainly due to the high cost of diesel fuel and increased, trucking costs. The board and finance committee all agreed that it would be a good idea to hold off on the project in hopes of diesel prices coming down. This project will be tabled for the 2024 budget planning.

As an aside, the contractors providing our quotes all feel that our roads are in good shape.

There is nothing else to report currently.

- **Pond Maintenance – Cary Chichester**

There are not a lot of significant items to report on the ponds since the last meeting.

Admiral Environmental has been out on 9/24 and on 10/14 to inspect and treat grasses and treat pond 8 for water lettuce, respectively. They may have been out again since 10/14 for other treatments or inspections but I have not seen those reports at this time.

Water levels seem to be holding reasonably steady for most ponds based on both their reports and my observations.

There have been no nuisance gator reports since that time.

- **Welcome – Suzanne Reynolds**

Nothing to report currently.

- **Landscape Maintenance – Kris Fanberg**

We had a downed tree on Taeda that we had cut and moved to the curb. It was hauled away by FEMA. We have one more on Ibis that is down, that needs to be removed.

We are also getting bids on removing Pepper and palm trees on the south end of Ibis. In general, we are looking at cleaning up the wall which has become overgrown on both sides.

We are meeting with Juniper next week to have them spruce up the entrance for the holidays.

- **Adult Social - Sue Bell / Laura Williams**

Social Committee meetings occur on the 4th Wednesday of each month to discuss and plan events for the Serenoa Community.

Since the last report in October, we have sponsored the following events:

- A November happy hour was held at Whitetails Bar and Grill.
- A blood drive was held on November 5th where 11 units were collected, including 1 double red.
- The Ladies' Gift Exchange was held on November 30th. There were approximately 40 participants at the event. Attendees were wowed by the gorgeous decorations and the lovely buffet that Tera Springman and her mother, V, provided. A great time was had by all!

Summary of upcoming events being discussed/planned:

- Christmas party – December 10th time TBD
- Ghost of Christmas Past – January 13th
- 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**

We have had a fantastic year in 2022 with many fun events for the kids. To wrap up the year, we will be hosting the Children’s Christmas party on December 11th at the clubhouse.

The Children’s Committee will have an open seat available come January. If you would like to be part of planning these fun events moving forward, please reach out!

- **Hearing - Sam Ralston**

Nothing to report currently.

7 Unfinished Business

8 New Business

- Bench dedication for Nancy & Ray Mida. - Martha Singler

Ray & Nancy Mida's daughter, Debbie, wants to install (at her cost) a bench that commemorates her parents' time here.

The area we had looked at is at the front of the neighborhood. The bench is approximately 8 ft long so a concrete pad of about 10 ft would be needed.

Joe and Martha spray painted the perimeter in the front (within the gated area) where Debbie would like to place the bench. Incidentally, this is the same bench that Serenoa Lakes has at their entrance.

The Board agreed that the bench would work great at the inside of the front gate, to the south side of the exit, near the bike rack. This is the area where many children and parents wait for the school bus.

- Duane Steyer would like to discuss making the following transfers between the Reserve accounts as recommended by the Finance Committee.

- Transfer \$15,000 from the Unallocated Reserve Interest Account to the Wetland Land Acquisition Legal Expenses account.
- Transfer \$2,525 from the Infrastructure Reserve account to the Resurfacing account.

The reason for these transfers is that by the end of the year we will have an excess balance in the Infrastructure account of \$2,525 and our expenditures for Wetlands legal costs will have exceeded the Initial funding to this account of \$50,000.

Kris Fanberg further discussed the gates and the fact that repairs could be much more expensive than initially thought.

Michael Patrick, Lot 190, from the Finance Committee pointed out that we should consider the potential costs of the front gate electrical re-wiring before deciding how much to transfer from the reserve account. He pointed out that last year we took \$50k for the wetlands but didn't spend all of it. Michael recommended we do the same for the gate issues so that we have enough money to fix the issues without going over budget. The money could be moved back if it was unused.

Kris Fanberg agrees that the costs could surpass all predictions. She also reports that there are open voltage areas that are dangerous at the front of the community.

Martha Singler agreed with Michael. The money can be moved from reserve to Front Gate/Wall but then can be moved back if the monies are unused. Martha Singler and Kris Fanberg recommended we add enough to have \$50,000 in the Front Gate/Wall Reserve account. We can put back any monies that go unused.

Duane Steyer recommended we increase the transfer amount to the Front Gate/Wall reserve account by about \$25,000 for a total of \$50,000. The plan will be to move \$40,000 out of the interest reserve accounts: \$15,000 to the Wetland Land Acquisition account and \$25,000 to the Front Gate/Wall Reserve account. Duane Steyer made a motion to approve the budget changes and Joe Moon second the motion. This request was passed unanimously by the board.

- Martha requested we send an email to residents regarding tree replacement. We lost around a dozen oaks because of Hurricane Ian. The email should detail which trees are acceptable, aside from oaks, as replacements. Martha requested we supply the list of the six types of trees listed in our covenants in addition to the olive tree option that was recommended by Patti Quinnelly (which is also a canopy tree). Residents also need to be aware that they can't put just any tree up without prior approval by the ARC.

Cary Chichester asked if residents were able to replace a tree in the same spot where a tree was lost. Martha Singler said they could replace the tree lost with one from the list

in the same spot without having to go through the ARC. Martha also clarified that the black olive tree (*Bucida Buceras*) has been added to the list of approved trees for the canopy trees.

9 Homeowner Comments

- Joanna Benante, Lot 55, wanted to discuss the front entrance and concerns regarding the aesthetics of the signage both stationary and non-stationary at the entrance, as well as the posts (bollards) meant to separate the visitors from the residents at the entrance. Joanna was also concerned about the placement and aesthetics of the bench placed in honor of the Mida's. She felt that more thought should go into the location and appearance of the bench to ensure that the bench does not add to the front entrance look of being disorganized or unappealing.

Kris Fanberg commented on the bollards. The bollards are there so they separate the visitors from the residents. When the gates are closed, the bollards prevent visitor from tailgating residents into the neighborhood. Kris agreed that the bollards are unattractive, but we have considered other options such as curbs. Unfortunately, the driveway is not wide enough for emergency vehicles to pass within a curb. The priority for the front entrance is to get the electrical system fixed and to address the stop signs.

Joanna suggested that we wait to figure out the entrance area in conjunction with the electrical so that we can address it all at the same time. The concerns aren't just the bollards and the gates, but the signage as well.

There are a couple of signs that need to be posted prior to meetings according to the covenants (Board meetings and ARC meetings), but there are also signs in front of the gate that are scattered and in disarray (no soliciting, no fishing, etc.). Martha Singler pointed out that the towing information is necessary in the event we ever must tow a person that is fishing despite repeated warnings to desist; that person must know where to retrieve their car.

Kris Fanberg asked for Joanne Benante to be involved in the beautification of the entrance and she has agreed to help with this re-organization/beautification.

Joe Moon suggested we address the electrical issues and the aesthetics of the entrance all at the same time. Kris Fanberg agreed that we should consider wider lanes in addition to the electrical fixes. It would be optimal to have all these changes occur at the same time.

Joanne Benante has agreed to offer suggestions on minimizing the posted signage in front of the gate as well as suggestions to minimize the committee signs and Board/ARC signs within the gate.

Date of the next meeting will be the Annual Homeowners Meeting on January 16, 2023 at 7:00 P.M.

Adjournment: The meeting adjourned at 8:10 pm