

Serenoa Sentinel

A Golf & Family Community

Published by The Serenoa Community Association

December 2019

Neighborhood Corner:

Upcoming Events: December 14, Serenoa Christmas Party, watch your mail tubes for more information.

December 18th, Ladies Gift Exchange, watch your mail tubes.

The Ghost of Christmas Past January 10th during the monthly happy hour at the club house

Serenoa Annual Homeowners Meeting January 20th, 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, December 2, 2019

7:00 P.M.

SERENOA GOLF CLUB

Notes

1 Call to order.

The meeting was called to order by President Kent Sheanshang 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: Kent Sheanshang, Paul Larsen, John Rice, and Kris Fanberg. Ava Waltz, Mike Manoogian and Martha Singler were absent. Bob Wiebusch represented PCM.

4 Approval of the October 21st, 2019 meeting minutes.

Paul Larsen moved, seconded by Kris Fanberg and passed unanimously to approve the October 21st BOD Meeting Minutes

5 Correspondence/Property Manager Report – Bob Wiebusch

Since the October 21, 2019 meeting:

There was a mailing to homeowners last Wednesday that was mailed in error. Homeowners received an annual invoice, only. They should have received the recently amended and restated Declaration of Covenants and Restrictions for the Serenoa Community, the 2020 approved budget, an invoice for annual dues, and a cover letter from your Treasurer. This mailing will be mailed tomorrow. We will not mail the bank form. The invoice directs payments to PCM and there will not be a \$5 charge.

The Association will not be billed for the error mailing.

6 Committee reports:

- Finance - Paul Larsen

This report summarizes financial activities that have occurred for the first ten months of 2019.

Balance Sheet Activity

The total assets of The Serenoa Community Association, Inc., are \$1.46 million as of October 31, 2019.

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 January 2020 until September 2024. The average yield of these CD investments is 2.3%. The interest income earned helps reduce future annual assessment increases.

Reserve Expenditures and Receipts

A net amount of \$19,200 has been paid from the Reserve accounts during 2019. \$9000 was paid from the Storm Drains Reserve to have Total Pipeline Cleaning Service examine the current condition of our storm drains. \$4795 was paid from the Lake Plantings/Conservation Reserve for invoices received from the Serenoa Golf Club for our 50% share of services that had been performed by Creative Wetlands beginning in May 2015. Creative Wetlands provide a semi-annual monitoring and reporting for Littoral Shelves and Mitigation services to Sarasota County. \$4251 has been paid from the HOA Documents Reserve for legal services on the updated Homeowners' documents.

The following have been paid from the Front Gate/Wall Reserve: \$4500 was paid to Liberty Gates LLC for the completion of the security system at the front gate; \$15,110 was paid to Frank's Tropical Gardens for the upgrading of the landscaping and removal of non-native trees across the Ibis entrance and \$3820 was paid to West Bay Landscaping for work on the irrigation system. The reimbursement request for \$7855 from Sarasota County for 50% of the landscaping upgrade expense was received on September 10th.

2019 Annual Assessments

All annual assessments for property owners in Serenoa have been paid.

Operating Income/Expense

For the first ten months, the overall year-to-date net income is under budget by \$20,000.

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.

Federal Income tax expenses under budget by \$4100. However, it is anticipated that the

2019 Income tax will be about \$5800. Social & Special Events is also under budget by over \$1900. Most of the expenses occur during the last two months of the year.

Lake Maintenance expense is over budget by \$3333. This line item will continue to be over budget for the entire year as the annual budgeted amount netted the \$398 monthly (ten months) loan repayment from the Serenoa Golf Club against the expense instead of reducing Accounts Receivable for Pond 5.

Finally, we have not incurred any Bad Debt expenses during 2019 and therefore this line item is under year-to-date budget by \$1667.

- **Architectural Review - Ava Waltz** (read by John Rice)

The Serenoa ARC will do the first of its bi-annual reviews in February. This inspection includes mold reviews on roofs, sidewalks, driveways, and any other areas visible from the street.

- **Security/Gate - TBD**

No Report

- **Infrastructure - Mike Manoogian** (read by John Rice)

Debugged all large lanterns

Christmas Decorations put up. Will dismantle first weekend in January.

New Business Request: Seeking funding for new tops on neighborhood lanterns.

Mike is to get prices, share them with the board and get them fixed.

My term is up at year's end and seeking a new Infra Manager--I will continue to help.

- **Pond Maintenance - Martha Singler** (read by John Rice)

As I had mentioned at the last Board meeting, providing the Golf Course continues to adhere to the agreed upon payment structure, Aquagenix will be treating ALL the ponds the beginning of November. Aquagenix is scheduled to treat the ponds on a monthly basis. They utilize 2-3 technicians each time with their own spray vehicle. It takes about 6 hours to service all the ponds. Aquagenix treated Ponds 4, 7, 8, 10, 12, and 14 on Wednesday, October 9th.

However due to Aquagenix not receiving November's payment from the Golf Course, they have yet to resume spraying on a regular basis. Hence, some of our ponds that were not previously sprayed in October (i.e. Pond 1) are in bad shape. I contacted Aquagenix about a week and a half ago and they are following

up with the Golf Course.

Kent - I'd like to make a motion to have our attorney write a letter to the golf course about the issue of non-payment of Aquagenix and the poor state of the ponds.

Paul Larsen moved, seconded by Kris Fanberg and passed unanimously to have our attorney send a letter.

Lot 180 Bob Rosenbaum - Pond 7 still looks bad. Kent - they were short on herbicide and ran out before finishing.

Lot 22 Greg Stonebreaker - Can't we (the HOA) just contract to get this fixed? Kent - no, the contract is with the golf course and they own the majority of the ponds.

Lot 22 Sherry Stonebreaker - Please keep the pressure on to get this fixed.

- **Welcome - Martha Singler** (read by John Rice)

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

There is only one house sale since last Board meeting. The new owners of Lot 32, Jim and Kerry Hamilton, picked up their RFID car tags and Welcome package last week. Welcome to Serenoa!!!

- **Landscape Maintenance - Kris Fanberg**

A fallen tree in pond 13 was removed at a cost of \$600.00.

We are getting bids from landscapers to freshen up the front entrance. We are also getting bids on mulch for the entire front entrance etc.

- **Adult Social - Kim Rice** (read by John Rice)

On November 15th the social committee hosted Painting With a Twist at the clubhouse. There were 22 participants at this new event. Two options of holiday paintings were offered. Everyone had a great time.

The Serenoa Holiday Party is just around the corner on December 14th followed by the Ladies Gift Exchange on December 18th. Lastly to start off 2020 the Ghost of Christmas Past is scheduled to be conjunction with the monthly happy hour on Jan 10th.

As the social committee plans for the 2020 events, please remember we welcome your suggestions.

- **Children's Social - Mandy Moon** (read by John Rice)

The children's social committee had an amazingly successful Halloween party on

Serenoa Sentinel December 2019 Page 3
October 29. We had about 30 kiddos there dressed in costume and enjoying crafts, treats, and a DJ. Thank you to all of those who came and played! We look forward to the next kids party which will be the Holiday Party the third weekend of December. Be looking for emails and paper invites soon for more details!

- **Hearing - Tom Kibler**

No report

7 Unfinished business

Front Entrance Wing Wall Upgrades - Mike Angers

No report

Nomination Committee - John Rice

There are 4 board directors whose terms are up this year. 2 of them have committed to another term, so 2 are needed.

Cary Chichester has agreed to join the board next year

We are still in need of an additional individual to join the board next year.

9 New business.

None

10 Homeowner comments.

None

11 Date of next meeting – January 20, 2020 at 7:00 P.M.

12 Adjournment. The meeting was adjourned at 7:20 PM