

Serenoa Sentinel

A Golf & Family Community

Published by The Serenoa Community Association

December 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.

Annual Serenoa Homeowners Meeting January, 18th, 2021, 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 7, 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, Joe Moon, Kris Fanberg, and Paul Larsen. Bob Wiebusch represented PCM. Cary Chichester and John Rice were absent

4 Approval of the October 19th, 2020 meeting minutes.

Paul Larsen moved, seconded by Martha Singler and passed unanimously to approve the October 19th BOD Meeting Minutes

5 Correspondence/Property Manager Report – Bob Wiebusch

Since the October 19, 2020 meeting:

Letters were sent to:

Lot 31 – Fining notice

Lot 39 – First Compliance Letter for a political sign.

The 2021 Homeowner annual invoice and budget were mailed.

Lot 12 has paid all fees and expenses.

Lot 151 has not paid all fees and expenses.

The decision to proceed with the foreclosure on Lot 151 was moved by Kris Fanberg, seconded by Martha Singler and passed unanimously.

6 Committee reports:

• Finance - Paul Larsen

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

Balance Sheet Activity

The total assets of The Serenoa Community Association, Inc., are \$1.4 million as of October 31, 2020.

Our largest concentration of interest-bearing assets are held at TD Ameritrade where there are fifteen different certificates of deposit that have maturities ranging from July 2021 until September 2025. The average yield of these CD investments is 2.1%. The interest income earned helps reduce future annual assessment increases which will remain at \$900 per household for 2021. With the dramatic decrease in interest rates during 2020 and rates projected to remain low stress will be placed on our portfolio to minimize a 2022 annual assessment increase.

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

Reserve Expenditures

\$3,917 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 \$37,170. \$5,214 was spent to remove the stone boulders and for new plantings in front of the Serenoa signage and newly remodeled front wall.

Also \$8,312 has been paid from the Front Gate/Wall Reserve for upgrades to the camera system, new gate cameras and the housing for the control box.

Work on the electrical system by the front entrance has also been completed. \$15,737 has been paid from the Infrastructure Reserve to get the entire electrical system uniform and upgraded. Also replaced were the 8 large post lights with commercial grade fixtures using LED lamps for \$6,425.

\$1,100 has been expended to power-wash and paint four areas of the front intersection crosswalks with traffic paint with glass reflective beads to better protect pedestrians.

\$1,300 was expended from the Tennis Court Reserve for the replacement of the center pin and tennis net replacement.

Operating Expenses

The overall year-to-date expenses for the first ten months are below budget by \$12,547.

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 \$500 for printing and mailing expenses for the Annual Serenoa Community Association January meeting and the printing of the 2020 Resident Directory. This line item will still be over plan but closer to budget by year-end.

Social & Special Events is also under budget as with COVID-19 there have been limited events thus far in 2020. Most of the expenses for this line item occur during the fourth quarter of the year.

Tree, plants, shrubs, lawn care service and

tree trimming/removal are currently under plan by \$5,600. However, when the front wall is completed various plants and shrubs will be replaced and mulch added to protect the plants along Ibis and the front wall and gate.

Bad debt expense is under plan by \$1,667 and will remain under plan as no 2020 Annual Assessments remain unpaid. This line item will be under plan by \$2,000 by year-end.

Income taxes are currently over budget by \$3,586 as the 2019 tax return was completed and additional funds over the actual tax payments for 2019 were required and estimated 2020 taxes of \$6,936 were paid in October. This line item being over budget \$2,600 for calendar year 2020.

• **Architectural Review - Martha Singler**

Lot 62: A request for solar electrical panels for the roof was approved

Lot 98: A request to replace an existing rotted wood fence around the pool equipment with a tan vinyl fence, same footprint, was approved.

Lot 174: A request to remove a damaged bottle brush tree as a result of the storm Eta was approved.

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 shut-ters. Contact the ARC Chairperson as shown in your directory.

• **Security - Martha Singler**

There have been no issues in this area.

• **Gate - John Rice**

Nothing new to report

• **Infrastructure - Joe Moon**

Infrastructure had a busy quarter:

• Two additional stop signs were placed at the incoming and out-going of the main entrance for additional signage.

• Both nets and the center pin were replaced at the tennis courts

• The wind screens were replaced at the tennis courts

• Neighborhood sidewalks and brick pavers were pressure washed by Reliable Pressure Washing.

• Tapcon anchor screws were installed on four pillars at entrance to hang wreaths

• Mike Manoogian hung wreaths at front entrance

• Per advice from our lawyer a small sign was installed next to the call box informing people that audio and video is being recorded.

• Speed sign was placed in a yard on South Serenoa.

There is nothing else to report at this time.

• **Pond Maintenance - Cary Chichester (Read by Joe Moon)**

Very little activity for the ponds over the last two months since the last report.

We continue to track Serenoa Golf Club payments to Aquagenix and they are being paid on a timely basis although there seems to be a significant lag between the time we are notified of a payment and the time that Aquagenix actually receives the payments. The last several have been more than two weeks from the time we receive notice of payment until the checks finally arrive at Aquagenix.

The follow-up from Aquagenix on the complaint on pond 5 at 7100 N. Serenoa generated by Bud Ritchie is that Aquagenix found no invasive growth and nothing that wasn't native and supposed to be there. The shelf has recovered significantly from the problems several years ago and they saw nothing that needed or should be removed. Bud Ritchie, homeowner was notified of their findings.

- **Welcome - Martha Singler**

In October we had one closing:

- Marsha & Joe Colianni – Lot 153 – 6517 Taeda Drive.

In November we had 2 closings:

- Karen & Gary Frumkin – Lot 181 – 7160 N. Serenoa Drive.
- Kern and Gail Hoppe– Lot 175 – 6431 Jackie Lynn Ct.

Welcome to all our new neighbors!! We look forward to meeting you and getting to know you! I would encourage everyone in the neighborhood to welcome these new neighbors! Hopefully our new residents can attend our social event taking place on December 12th.

We have 3 lots for sale: Lots 145, 17, and 94

- **Landscape Maintenance - Kris Fanberg**

After the wall project was complete both beds along the south and north walls were cleaned up. The middle island was also cleaned up, as well as the area on the north side along the gate. Everything was mulched in the past few days, and sod was added on each side of the entrance.

Part of the wall project's landscaping included plants to hide the pool equipment and electrical boxes across from the fountain. We also replaced the dying hedge towards the golf course and planted around the electrical box at the corner. We will be planting a new hedge in the north corner entrance by the stop signs.

A palm tree that had fallen in pond 13 on Ibis was removed.

The fountain had a leak under the pavers and that was fixed last week. We have had two new timers installed to replace the two that were not working properly, and when the parts come in a float valve will be installed so that the water level will remain constant. We are also working on fixing the lights in the fountain which apparently have not worked for years.

- **Adult Social - Kim Rice (read by Martha Singler)**

Covid 19 made for a difficult Social Calendar in 2020. The majority of the planned events were put on hold for a safer time. We are happy to announce, however, that two events were added to the calendar in hopes to help those who are struggling.

In October, a Blood Drive was organized resulting in 12 units of donated blood. Each donation can save up to three lives so that means 36 patients could benefit from the lifesaving efforts of blood donors in Serenoa.

November's efforts were focused on the Food Bank. While they are not accepting donated food products this year for safety reasons, the need is still there. The generosity of our community never seems to fail. With 30 donors, a total of \$2,275 was donated to All Faiths Food Bank. Thank you all for your generous support!

On Saturday, December 12th we hope you'll join us for a new twist on the annual Christmas Party. This year's theme "Serenoa Invites you to Enjoy the Holidays Covid Style" hopes to allow for a safe environment in which to enjoy the company of friends of neighbors. There will be a band set up in the cul-de-sac at the end of North Serenoa in a BYOE (bring your own everything) style party. There is no charge for this event. Watch for emails and a flyer in your mail tube for more information on this fun evening!!

- **Children's Social - Jennifer Dehn (Read by Kris Fanberg)**

The Children's events have been sparse this year due to COVID and social distancing restrictions - but that hasn't stopped us from planning events that can be ready to go once we get the green light to gather again. While the Scavenger Hunts have been fun, I think we can all agree a bit more variety would be welcome! ☐

Below are some of the events ideas for 2021 (events and dates will be dependent on safety guidelines):

- Children's BINGO
- Family Potluck
- Bike Parade
- Easter Egg Hunt
- Children's "Book Club" / Book Readings / Book Exchange
- Cupcake/Cookie Decorating Contest by Age Group
- End of Summer Ice Cream Social
- Nerf Gun Battle – Age(s) to participate TBD
- Karaoke Party / Talent Show
- Play Doh sculpting challenge
- Painting with a Twist – Kids Only
- Pack the Backpack Charity Event
- Halloween Party
- Christmas Party
- Middle School/High School Pickleball or Tennis tourney

One of our newest neighbors, Catherine Davenport, has raised her hand to join the Children's Events Committee with Brooke and I. If anyone else is interested in joining, we would welcome you with open arms! Please email me you would like to participate in the planning fun: jennifer.dehn1@gmail.com

- **Hearing - Tom Kibler (read by Paul Larsen)**

Present Committee Members: Tom Kibler (Chairperson), Joanna Be-nante, Mike Mason and Joe DiPuma.

Present Property Owner of Cited Violation by the Board: Danial & Lilia Bendever, Lot 31.

Meeting was called to order at 5:05 PM on November 17, at the Serenoa clubhouse by Tom Kibler.

Tom explained that the Board has recommended that a fine be levied on the Bendever's for a painting violation (color of trim and down spouts are not in the spectrum of board approved colors.) Tom then reviewed the official procedures of the hearing, as well as the timeline of events leading up to today that were submitted by Ava Waltz (Chairperson of the ARC and Board Member.) Tom further explained that after hearing the Bendever's statements, our committee would review all the information presented and decided if the fine, recommended by the Board, should be levied.

The Bendever's statement:

They acknowledged that they did not submit the trim/down spouts color for approval (only the

house color, which was approved.)

They acknowledged the letters that were sent to them regarding the violation. They explained that they submitted two PowerPoint presentations defending their position and asked the board to reconsider, but they were denied. In their presentations, they explained (including pictures) that the color they used is widely accepted in other communities and that it should be added to our board approved colors. They also explained that many of the houses in our community have used similar colors, but they have not been cited for violations.

In accordance with the hearing procedures, Tom read his notes that summarized the Bendever's statements; and in acknowledgement they signed the document. Tom then asked them to leave the room, so that the committee members could discuss all the information that had been presented. After discussion and a vote, the committee members concluded that the fine, proposed by the Board, was not appropriate because there has not been consistency in enforcement of the color rule. In addition, the committee will recommend the following to the ACR: all ARC meetings need to have official minutes; a separate form for painting requests should be created (i.e., asking for house color, trim color, shutters color, and front door color); update the spectrum of approved colors to include current trends and communicate to the community this updated information; and then apply these rules consistently.

Meeting adjourned at 6:30 PM.

7 Unfinished business

Front Wall Project - Kris Fanberg

We are happy to report the wall project is 99% complete. The pineapples need to be repainted, the south wall needs paint and a few areas need touching up. That will be done by year's end. On December 19 the pedestrian crossings will be painted at our four way stop.

Nomination Committee - Martha Singler

Nothing new to report

2021 Annual Dues: Paul Larsen

The 2021 annual dues assessment remains at \$900.

Please be sure to enclose the green billing invoice with your payment

Do not send your payment (either check or ACH) to the bank

Please send your payment in the form of a check with the green billing invoice to Progressive Community Management in the enclosed envelope or your payment will not be processed.

9 New business.

Nomination of a new ARC chair: Martha Singler nominated Patti Quinnelly to be the new chair of the ARC. Seconded by Joe Moon and passed unanimously.

10 Homeowner comments.

Joe Lizzio Lot 134: Will homeowners be asked their input on the house colors? A: We would like to have a notebook with color choices at the annual January meeting for input.

Joe Lizzio, Lot 134 can the gates be closed earlier? A: We hope to schedule a meeting in 2021 with the golf course owners to discuss several items, this being one of them.

11 Date of next meeting – January 18th, 2021 at 7:00 P.M.

12 Adjournment. The meeting was adjourned at 7:40 PM.