

Serenoa Sentinel

A Golf & Family Community

Published by The Serenoa Community Association

Fall 2019

Neighborhood Corner:

Upcoming Events: Happy Hour at the Club House the 2nd Friday of each month.

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

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

Serenoa Board of Directors Meeting December 2, 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, October 21, 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, Martha Singler, Paul Larsen, John Rice, Kris Fanberg, and Roger Jambor. Mike Manoogian was absent. Bob Wiebusch represented PCM.

4 Approval of the August 19th, 2019 meeting minutes.

Paul Larsen moved, seconded by Roger Jambor and passed unanimously to approve the August 19th BOD Meeting Minutes

5 Correspondence/Property Manager Report – Bob Wiebusch

Since the August 19, 2019 meeting:

There were 228 first compliance letters sent for:

39 - Dirty sidewalks

30 - Dirty roofs

91 - Dirty driveways

34 - Trees below ten feet

1 – yard light inoperable

15 - Heaving sidewalks

11 - Heaving driveways

2 - Landscaping issues

5 - Yard debris

Invoices were sent to the Golf Club for their share of the lawn service for September and October.

Watch Dog Security will be patrolling the entrance this Halloween between 6:00 to 10:00 PM.

If you are handing out candy on Halloween, then make sure your porch lights are on, if not, then turn them off.

6 HOA A & R Covenants - John Rice

Proxies were sent to the Homeowners, along with a copy of the redlined Covenants for their review and to accept or reject them. We have 161 Yes Proxies/Ballots and 2 No Proxies/Ballots.

The A & R Covenants are approved. They will be recorded by the Sarasota County Clerk of the Court and distributed to the Homeowners and put on our web site.

I would like to give a special thank you to Martha Singler, Kris Fanberg, Frani Chichester, Dan Higgs, Maryanne Malone and Karin Ciholas for their work with knocking on doors and getting proxies completed. I would also like to thank Tom Kibler for his work coordinating with the Golf Course and keeping us on track.

7 Committee reports:

• Finance - Paul Larsen

Balance Sheet Activity

The total assets of The Serenoa Community Association, Inc., are \$1.46 million as of September 30, 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 \$17,900 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 provides

a semi-annual monitoring and reporting for Littoral Shelves and Mitigation services to Sarasota County. \$2936 has been paid from the HOA Documents Reserve for legal services on the new 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 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.

We have received \$14,400 from Comcast. This payment and the Services Agreement allow Comcast to continue to provide services to the residents of the Serenoa community. These funds were deposited into the Reserves to provide additional funds for Infrastructure Projects going forward.

2019 Annual Assessments

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

Operating Income/Expense

For the first nine months, the overall year-to-date net income is under budget by \$15,800. 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. Income and State taxes are under budget by \$3750. However, it is anticipated that the Income & State taxes will be about \$5800 for calendar year 2019. Social & Special Events is also under budget by over \$1500. Most of the expenses occur during the last three months of the year. Lake Maintenance expense is over budget by \$3000. This line item will continue to be over budget for the entire year as the annual budgeted amount netted the \$398 monthly (nine 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 \$1500.

• Architectural Review - Roger Jambor

ARC approval requests since August 13, 2019

2 Roof replacements (lots 184 and 72)

1 Front door repaint (lot 84)

3 Remove invasive plants (lots 84, 139 and

94)

- 1 Driveway repair (lot 28)
- 1 Hurricane shutter installation (lot 123)
- 1 Tile outdoor entry (lot 76)
- 2 Repaint house (lots 72 and 94)
- 1 Repaint pool cage (lot 178)
- 1 Request to install fence (lot 94) DENIED
- 1 New windows (lot 149)

All of the above were approved except where noted.

Celeste Dymnicky, Lot 135 - all my neighbors think my driveway is clean, but I got a letter to clean it.

Lee Piver, Lot 166 - they usually need to be pressure washed once a year, at least mine does.

Linda Moody, Lot 49 - I got a letter for trees to low and to clean my driveway, it was just cleaned a few weeks ago and I have no low trees.

It was discussed that we should only inspect for mold, mildew and other water caused issues after the rainy season, which we will now do.

• **Security/Gate - TBD**

No Report

• **Infrastructure - Mike Manoogian (read by Kent Sheanshang)**

Sold and delivered 1 lamp post top.

Replaced some bulbs at front gates.

Christmas Decorations to go up over Thanksgiving weekend.

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

• **Pond Maintenance - Martha Singler**

Life is never dull when Aquagenix doesn't treat the ponds!!! Due to lack of payment from the Golf Course (contract is between Aquagenix and the Golf Course), Aquagenix was unable to treat our ponds for a few months. Needless to say, between no treatment and the rainy season the ponds overflowed with unwanted growth! Thankfully, an agreement was reached between the finance departments of Aquagenix and the Golf Course which resulted in Aquagenix treating Ponds 4, 7, 8, 10, 12, and 14 on Wednesday, October 9th. Our contact with Aquagenix stopped by to look at the ponds after treatment and was pleased with the results. The next visit will eliminate all the floating vegetation and the open water areas will look good by the end of November. Due to

the degree of growth in Pond 8, this particular pond could take a little longer to recover. They will also touch up the perimeter grasses and weeds on the homeowner side of the ponds. The golf course side has not been mowed in a long time and until mowed they will not be able to do much of anything with regards to their perimeter.

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 once a month. They utilize 2-3 technicians each with their own spray vehicle. It takes about 6 hours to service all the ponds.

John Rice, Lot 159 - in a meeting with the golf course earlier, they wanted residents to know that 1) the county has asked NOT to mow close to the pond banks on the golf course side. They also mentioned several projects that they have planned: getting rid of invasive trees and thinning out others. Resanding the traps to use trap specific sand. Paving the roads by the club house and others.

• **Welcome - Martha Singler**

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

The Welcome Committee entertained the idea of offering a customized Serenoa RTIC tumbler as a gift for the newcomers to our neighborhood. However, after more consideration, the Welcome Packet that John Rice gives out to new neighbors will suffice. Our Social and Children's Committees offer many opportunities for new families to become entrenched in our neighborhood. Also, it is many times difficult to arrange times that are convenient for both committee members and new neighbors (remodeling, unpacking, getting settled, etc.) to meet. The cover of the Welcome Packet lists the committee members' names, phone numbers, and emails should the newcomer need us. Just as a reminder the Welcome Packet contains:

Welcome Cover Letter

Listing of local Sarasota Events

Serenoa Social Calendar for the year

ARC Guidelines

Welcome Letter from the Children's Committee

The Welcome Cover Letter states at the bottom:

We would love to be able to greet you in person! If you are open to that, please contact

a Welcome Committee member below so that we can set up a time that is convenient for you. Please don't hesitate to contact one of the members of the Welcoming Committee for any additional information. We are here to help you in any way that we can!!

• **Landscape Maintenance - Kris Fanberg**

We received the \$7855 from Sarasota county for completing the landscaping grant project. The landscaping that was done looks great and adds a lot to our front entrance. Now however, we are committed to maintaining it for the next five years or we could lose the grant money.

I am lucky to have Kim Walbrown and Suzanne Dundon join the landscape committee. If anyone is interested in joining us, please let me know. We spent one morning weeding and cleaning up the front gate islands and planning what needs to be done. We will be making improvements to the front entrance starting with the center island in front next to Ibis.

The board approved \$300.00 for plants and mulch. Kim created a plan, and we moved ferns to the walls by the signs, then planted lantana and Baby sun rose succulents. We will be working on the area behind the fountain next, then the areas in front of the Serenoa signs. We will also need to mulch these areas soon.

The board approved removal of a tree that has fallen in pond 13, south of the entrance off Ibis. It will be between \$500-600 depending on how much it costs to dispose of. It is all our cost.

Lee Piver Lot 166 - the ditch on the east side of Ibis across from the entrance has become a mosquito breeding ground. We've called the county and were basically ignored. What can be done.

Have all residents call the county to complain. The number to call is 941-851-5000

• **Adult Social - Kim Rice**

The Social Committee hosted two recent events: The Ladies Coffee Social and Trivia Pursuit. These two events are community favorites and are definitely up for consideration again in 2020.

Anyone who has recently visited a shopping complex has probably noticed stores gearing up for the holiday season, already!! Schedules are also starting to fill up. Don't forget to mark your calendars for December 14th, the Serenoa Christmas Party and December 18th, the Ladies Christmas Gift Exchange. Watch your mail tube for event

information.

• **Children's Social - Mandy Moon**

No report

Martha Singler - there is a children's Halloween event at the club house October 27 from 3 to 5 PM for a small fee.

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

The Hearing Committee has not met since the July 15 hearing in which the committee upheld the board decision to fine a resident for a violation of the covenants.

8 Unfinished business

Front Entrance Divider - Kris Fanberg

The previous committee researched and talked to a few companies about removing the orange bollards and replacing them with a cement curb. They didn't have much luck and were told it could cost up to \$20,000. While we are not ready to give up on that yet, it will take some time to get it done right. We have heard from a lot of neighbors that are unhappy with the bollards, so for now we will be replacing the orange bollards with white ones. The board approved purchasing new bollards for \$350.00. I think it's an improvement until we can find a less expensive solution.

John Rice moved, seconded by Paul Larsen and passed unanimously to approve the buying of white bollards.

Bernie Wood, Lot 28 - you could just put reflectors on the roadway

Kim Rice, lot 159 - cars still tailgate in

Kent Sheanshang, but only 1 can versus the group runs that used to happen. Residents could assist by stopping once past the barrier arms to allow it to close.

Front Entrance Wing Wall Upgrades - Mike Angers

The idea of the committee is to update the front entrance to the styles of the newer communities. We have a wonderful association and unfortunately the entrance area has never been updated. With some wall coverings (brick/ledger stone) in certain areas, an up to date 3 dimensional sign, a re-vamp of the fountain, the cleaning and re-sealing of the pavers, and some fresh paint, the entry way will match the beauty of the homes behind the gates. It will not only be refreshing to pull into an updated pathway but it will most definitely increase the values of the homes.

The Board moved to allocate up to \$1,000.00 for a rendering of the proposals.

Mike will move forward and get a rendering

of the work for the board to re-view. Hopefully one for each style but not to exceed the \$1,000 allocated by the board.

Mike will reach out to another contractor so there are 3 bids to comply with the association documents and Florida statutes.

Mike will get with the golf course to see if they are seriously interested and if they will commit to a dollar amount.

9 New business.

2020 Serenoa HOA Budget - Paul Larsen

Thanks to the Finance Committee that is comprised of Roger Jambor, Tom Kibler, Michael Patrick and Gloria DiPuma for their help in crafting a good product.

The Annual Assessment for 2020 remains at \$900 per homeowner.

I revised the Roadway Resurfacing to extend the life by three years based upon a conversation with a potential contractor that Mike Manoogian had in 2017. However, I have also increased the Total Estimate Requirement for the work by about \$75,000. The Reserve Analysis also has been revised to add the line, "Infrastructure Projects". This will initially be funded by the \$14,400 that has been received from Comcast. We will also begin an annual funding for Infrastructure Projects of \$4,268 annually. Several expenses that were originally budgeted in the 2020 Operating Expenses were removed and will be funded by this Reserve. Those items include Electrical for \$5,000, a new fountain pump for \$1,260 and a new float valve for \$1,500. Going forward all infrastructure repairs that have a useful life of greater than 2 years will be paid from this Reserve.

Paul Larsen moved, seconded by John Rice and passed unanimously to approve 2020 budget.

Paul Larsen moved, seconded by John Rice and passed unanimously to move the Comcast \$14,400 to the Infrastructure Projects Reserve account.

BOD Nomination Committee - Kent Sheanshang

We are looking for volunteers to head up the nomination committee. We have 4 board members who's terms are up this coming year.

2020 SCA Board Meeting dates for 2020 - John Rice

January 20 Annual Homeowners meeting
March 16, May 18, August 17 October 19
and December 7 BOD Meetings

HOA Inspections - John Rice

I make a motion to have all future HOA inspections be done by, at a minimum, a board officer and an ARC member and done twice a year. Once in the winter (December - February) and once in the rainy season (June - August). During the rainy season, we will not inspect for dirty roofs, driveways, sidewalks, etc. that may have been caused by the heavy rain, these will be done only during the winter months. If there is disagreement as to a violation, then the full board will mediate. Letters will only be requested to be sent by a board officer. We will attempt to get photo examples of violations so that homeowners will know what we are looking for.

Kent Sheanshang moved, seconded by Roger Jambor and passed unanimously to approve this process.

10 Homeowner comments.

Patti Quinnelly, Lot 102 - wants to know why we didn't change the maintenance of sidewalks to HOA responsibility.

The Covenants (current and revised) show that the maintenance of sidewalks is the homeowners responsibility.

Patti Quinnelly, Lot 102 - the golf course is supposed to be responsible for common area landscaping.

They have first right of refusal, provided that they can match or better the price, quality and scope of work of any vendor we select.

11 Date of next meeting – December 2, 2019 at 7:00 P.M.

12 Adjournment. The meeting was adjourned at 8:20 PM