



Serenoa Sentinel

A Family & Golf Community

Published by The Serenoa Community Association

January 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

We have resumed Bunco. 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.

2022 Serenoa Business Events Calendar

DATE	EVENT
January 17, 2022	Annual Homeowners Meeting- Club House @ 7 pm
March 21, 2022	Board of Directors Meeting - Club House @ 7 pm
April 2022	ARC Community Inspection
May 16, 2022	Board of Directors Meeting - Club House @ 7 pm
August 15, 2022	Board of Directors Meeting - Club House @ 7 pm
October 17, 2022	Board of Directors Meeting - Club House @ 7 pm
November 2022	ARC Community Inspection
December 5, 2022	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

DATE	EVENT
January 14, 2022	Ghost of Christmas Past
March 5, 2022	Neighbor Open House
March 19, 2022	Spring Cleaning
April 9, 2022	Block Party
April 24, 2022	Picnic at Twin Lakes
May, 2022	Blood Drive
June 12, 2022	Co-Ed Bunco
September, 2022	Ladies Coffee Social
October 18-30	Food Drive
November, 2022	Blood Drive
November 30, 2022	Ladies Gift Exchange
December 10, 2022	Christmas Party

* details will precede events

2022 Children's Social Calendar

DATE	EVENT
January 2022	Nerf gun battle
January 2022	Middle & High School Pickelball Tourney
February 2022	Bingo
March 2022	Scavenger Hunt followed by Family street party
April 2022	Easter Bunny meet & greet w Egg Hunt
May 2022	PlayDoh sculpting challenge
June 2022	Summer Bike Parade followed w Water Slide
July 2022	Little Kid's book reading w cupcake decorating
July 2022	Ice Cream Social and pack the backpack!
Aug or Sept	Kids Trivia or Pictionary
October 2022	Halloween Party Potluck

November 2022	Painting with a Twist
December 2022	Christmas Party

* details will precede events

SERENOA COMMUNITY ASSOCIATION

Annual Homeowners Meeting

Monday, January 17, 2022

7:00 P.M.

SERENOA GOLF CLUB

Notes

1 Call to order.

The meeting was called to order by President Martha Singler at 7:05 PM.(people were still coming through the door at 7 pm)

2 Proof of notice.

Meeting notice was properly posted by entrance sign, web site and Serenoa Sentinel Newsletter.

3 Establish quorum.

Members present are: Martha Singler, Kris Fanberg, Arun Rao, Duane Steyer, Suzanne Reynolds, Joe Moon and Cary Chichester. Bob Wiebusch represented PCM.

There were 133 homeowners or 69% present or present by proxy.

4 Approval of the January 18th, 2021 meeting minutes– Martha Singler moved to approve and Cary Chichester seconded. All board members were in favor.

5 Nomination of New Directors

(a) Call for final balloting on election of directors and close of balloting and tallying of director votes. Suzanne Reynolds and Duane Steyer assisted Bob Wiebusch in the count of the ballots.

(b) Announcement of elected directors - The elected directors were announced after the Land Discussion: Martha Singler, Kristin Fanberg, Cary Chichester, and Joe Moon. *There were 74 ballots cast.*

6 Discussion led by Kim Seyer, our land consultant resident, and Casey Colburn, our land attorney:

(a) Discussion and vote on the purchase of real property

(b) Discussion and vote on alternative use of reserves

The purchase of the 5 acres from the Golf Course and the approval to fund the purchase price from a Reserve Account both passed with 83% homeowners in support (67% was required).

Discussion:

Kim Seyer (Lot 63) and **Casey Colburn** led the discussion on the Land Purchase.

Kim Seyer, a principal with The Seyer Group, established her consulting company 19 years ago. Prior to founding The Seyer Group, Kim served as Secretary of The Department of Business and Professional Regulation under Florida Governor Jeb Bush. The Seyer Group is a consulting business that specializes in transactions involving transportation, infrastructure and commercial development all over the state. Kim has been voluntarily collecting research for the board and is present at the meeting to provide information to the community regarding the proposed purchase of the 5 acres off Myrica Drive.

Casey Colburn, a principal with The Colburn Firm, PL, is our land attorney who had been working to protect our community from third party access this past year. Casey has thirty plus years of experience in land transactions.

Kim Seyer informed the community that Pat Neal's son was given approval for a new development called Strazerra containing more than 1,000 homes. This would include 153 multi-family affordable homes and 102 attached homes. There will be no improvements required to Ibis Rd as a condition of the development. Serenoa did not have to be notified of the proposed plan

Why are we looking at buying the 5 acres? Many developers are looking at finding wetland to mitigate their current projects and Bill Saba was pursuing the purchase of these 5 acres. The board refused to sign off on this purchase because of the irreparable damage this would have caused to our canopy trees and our roadways as well as opening access to our private roads to a 3rd party. Additionally, after Kim Seyer further researched, it appeared that Saba could have turned around and changed the land use plans for the five acres after a relatively short time since the length of time required for wetlands is not that long. Now that Saba has stepped away from the deal, we have an opportunity to purchase the parcel and protect our interests as a community.

There is no development obstacle that Kim sees to prevent tract G from being accessed and possibly developed by outside interests. The proactive thing to do, for the protection of the neighborhood, is to purchase the five acres for \$150,000. Should we purchase the land, it becomes community common grounds and can only be used to the benefit of the HOA (walking trails, dog park, pickleball, etc.).

Kim believes that we can vacate tract G to prevent anyone from accessing it as a road. Land is in high demand right now so we must be proactive in protecting our community and preserving our property values.

If we were to purchase the land we could start the vacating process early (6-9 months prior). We can start the paperwork before we close in order to get the process going and to prevent development under our noses.

The golf course has agreed to the price and is ready to sell. From a resident standpoint, the property appraiser has explained that we would need to pay 9 months of property taxes but then the property would become a part of our common area and we do not pay real estate taxes on common areas. If we were to develop the property as far as outdoor recreation goes, it would add value to our homes. Additionally, the \$810 is a lot less than continuing to fight future developments with legal fees.

Ken Hausman Lot 100: Was there any price negotiation on the purchase? Casey Colburn (Lawyer specializing in land use practice) responded by saying that there was price negotiation but seller was not budging.

Joe DiPuma Lot 79: Why was the purchase price firm?

Casey Colburn: Our initial offer was \$130,000 and we settled on \$150,000 (including closing costs). This price was determined by the previous potential buyer, Bill Saba that we battled legally to prevent the sale. Saba had offered \$140K but was planning to add \$10,000 worth of beautification and removal of pepper trees in the purchase agreement. Casey continued to comment that we will not be able to fight any future purchase by another entity and the association could be at risk of further legal fights/potential lawsuits related to the use of our roads if the buyer chose to pursue it.

Ken Hausman Lot 100: Is this the first time that our neighborhood has purchased property?

Casey Colburn commented that he is not aware of any previous land purchases but Serenoa has been gifted property in the past by the developer and the golf course.

Ken Hausman Lot 100: Do each of us have a share in the property purchased? Am I a shareholder?

Casey Colburn: This is not a corporation. Our covenants explain that the HOA's role is to benefit the home owner. You are a member of the association and you benefit from the common area. The common area is reflected in the value of your home. Similarly, each tenant shares in the value of the roads and golf course as it relates to your home.

Paul Cherry Lot 144: If we purchased this property what would prevent in the future someone from accessing with an easement by necessity?

Casey Colburn explained with the aerial map that shows the current ownership of land to demonstrate where the public county road, Telegraph Road, would be the easement of necessity should property on the other side of the 5 acres be developed. If we acquire this land then that's the extent of the subdivision; we control the subdivision.

Ken Hausman Lot 100: When we vacate Track G, then the county owns it?

Casey Colburn: explained what it means to vacate. When we vacate Track G, we will eliminate the road access to Track G and therefore to our subdivision. Tract G will be eliminated from the plat and be considered the same as the tennis courts are considered, for enjoyment of the community.

John Hashagen Lot 75: Is the vacate process for Tract G totally in our control?

Casey Colburn commented that the county commission is in charge. But we hope that it is ministerial in that it doesn't go to a public hearing, it is approved through a closed consent agenda that does not involve a public hearing which is less expensive. The fact that we have the support of all parties (Serenoa Lakes and the Golf Course) having contact with the 5 acres is positive.

John Hashagen Lot 75: When we go through this vacating process, will we own the land at this time?

Casey Colburn: Yes, we would be the owners of the parcel.

John Hashagen Lot 75: Is there an option to buy the land with a contingency that the vacation takes place?

Casey Colburn: explained that the Golf Course has investors and wants a firm deal so they would not be open to a contingency. They can find other buyers that would not propose any contingencies.

Joe DiPuma Lot 79: Why can't the golf course work with us? Serenoa/Serenoa Lakes/Golf course should work together to preserve the land.

Casey Colburn: While we are all on the same page right now, the golf course could be sold to someone that may not want to work with the HOA. The best way to control the situation is to control the property ourselves. The sales contract would ensure that the land would be to the benefit of the community without having to go through permitting etc.

Joe DiPuma Lot 79: We have a ratio of 2.5 acres per home that cannot be violated so how can it be changed?

Casey Colburn: So you have this ratio of homes to open space for this community. I agree with your statement that the plat says what it says. However, I've worked with a lot of developers who get creative on why a property should be rezoned. Developers are changing these ratios to make it fit within their plan. Look at Neal's development and Foxfire: they both changed their ratios and existing written stipulations for the benefit of the developer. Right now we have 3 willing participants: your Community, Serenoa Lakes and the Golf Course. This could change overnight as the Golf Course could be sold tomorrow. The next owner might not be so willing to work with the community. I can't tell you that it will happen; I can't tell you that it won't happen. What I know is that I've seen things happen that were not suppose to happen. I've rezoned a lot of properties in ways that people did not expect to be rezoned. I can't tell you what will happen in the future. I've explained to the Board that the best way to control what happens with this land is to control it and own it.

Joe DiPuma Lot 79: I want to get a full understanding of the setup of this land currently. How can a developer come and possibly develop the land when we cannot?

Kim Seyer explained that the land can be rezoned for development. Consider that Grand Lakes was only supposed to have 350 homes but they now have 1200 homes. Strazerra was the same zoning as Neal's original zoning was, now there will be 1200 homes. In the sales contract with the Golf Course for the 5 acres, it restricts the use (outdoor recreation) for the benefit of our community so that the approval process will be easier and less expensive.

Joe DiPuma Lot 79: If the possible development happened on these 5 acres or beyond, a developer could use our front gates to get access if an access road gets put in. Does our front gate become obsolete because these developed homes need access? I don't believe this will happen because no judge will permit any of these people to use our private roads when there is a county road on the other side.

Dave Vokus Lot 133: The real issue Joe is access. If anyone has access to Track G, they have access to all our internal roads. The county wouldn't perceive that they are granting additional access. That access would be allowed through the gate system. So that issue wouldn't be a real

concern. What you may not be taking into consideration is that this community was established back in the early 1990s. The zoning ordinances have changed since then. You can get a reduced open space zoning now. Based on the 2050 zoning ordinances and the changes that occurred after this subdivision was built, could permit (the potential exists) our roads to be an access. The biggest issue is the access. I don't see necessarily homes being built on the 5 acres (although it is possible) but the access for other subdivisions is something that the county likes. They like connectivity between subdivisions for redundancies, they would allow it. The county would allow it. The focus needs to be on preservation of the access to our roads. If we don't own the land, we will have exposure without ownership.

Casey Colburn explained that you are probably going to spend at least as much as the land cost in litigation to try to prevent 3rd parties from accessing your roads.

Joe DiPuma – We need assurance that Track G can be eliminated before we purchase it.

Dave Vokus – You can never have assurance that Tract G will be eliminated. Until the vote from the board of the county commissioners occurs, there is no such thing as assurance.

Sue Steyer Lot 192: Made a statement that we are risking losing our gated community (and therefore a decrease in home values) if we decide to not purchase this property.

Michael Patrick Lot 190: Made a statement that the cost we are paying now could be a security to prevent us from fighting future potential purchasers on the land

Pam Wilson 179: We have already spent significant monies in legal fees to fight the sale of this property to an outsider.

Steve Meier Lot 46: Made a statement that he would like a conservation restriction on it to prevent even us from developing as he does not want any future assessments for community benefits.

Casey Colburn: The restriction is that they don't want us to turn around and flip it. They want a conservation easement.

Paul Cherry Lot 144: made a statement about the history of the gate and that we just wouldn't have a gated community

Casey Colburn said that our community could possibly make a good defense from outside access, because we are a private community however; we would be making that argument (and might not win) at a great expense especially if someone has property rights such as the 5 acres.

Mike Bell Lot 21: He raised concerns in regards to creating a fixed budget as it relates to the maintenance and taxes (in the first 9 months) related to the property. Will we have to fence and insure it?

Martha Singler commented that she spoke with our insurance company and the fencing is not required or necessary. There is a \$2 annual increase to insure the 5 acres. We have a number of parcels that are Serenoa land that are not fenced in. We currently have an \$11 million policy protecting our community.

Mike Bell Lot 21 made the comment the HOA could possibly lease it out to a farmer for the cows and make money on the property.

Duane Steyer lot 192: Made a comment that he doesn't trust our county commissioners stopping development based on his first hand experience when witnessing Neal Community hearings.

Paul Cherry Lot 144: made comments on Duane's comments and about the Grand Park development.

Rick Seyer Lot 63: Now's the time to act when we don't have the big developers fighting against us.
Applause from other homeowners following his comments

Duane Steyer Lot 192: Stated that we must control the property

Jim Hamilton Lot 32: Are there any other companies or special interests that we know of that want to vacate this tract G?

Casey Colburn responded that there is nobody right now that we are aware of so that it why right now is a good time.

Gloria DiPuma Lot 79: if we purchase the land is there a way to ensure that the land will be vacated?

Duane Steyer answered Gloria: Whether we can vacate Tract G or not, we need to purchase the land. We have already spent significant monies preventing 3rd parties from rolling through our streets. The developers will keep coming and the expense will escalate.

Mindy Banks Lot 20: Is the property currently listed for sale? Mindy made the comment that the Golf Course wants to sell this property and if we don't buy it then someone else will.

Casey Colburn: The Golf Course investors want to realize something from this land that they are not using. If we don't own it, someone else will.

Dave Vokus Lot 133: Commented that with the acquisition of the 5 acres it will clear up any future access to tract G. The approval of the plat vacation is a nuance. By us acquiring the 5 acres that control Track G, we will be cleaning up what I call a title defect at how that tract was established and who has controlling interest in the access of Track G. We have to purchase the property to sever the road access to Track F.

Joe DiPuma Lot 79: made a comment that Serenoa Lakes has told us that they will not sell their open land. I agree that we might have to fight this issue over and over again versus buying it. I wanted a special meeting prior to the vote being called.

Larry Prohs Lot 39: Commented that we had a great discussion. He believes that we should purchase this land to eliminate the threat of access. He wished that the process could have been different.

Martha Singler – The Board, of course, would have preferred a discussion meeting first and then follow with a vote a few weeks later. There were extraordinary circumstances that rushed the process.

Casey Colburn explained that the initial goal was to have a discussion meeting such as tonight but then there was a delay in the contract followed by the upcoming holidays that forced us to condense the process. Because of these extenuating circumstances, we had to move quickly to secure the land and see if the community was in favor of purchasing it. If we waited, there was a strong probability that other buyers would purchase it, thus leaving us vulnerable and facing a variety of unknowns. We also needed the time after the approval of the community to closing time to take care of any details that needed to be dealt with.

Martha Singler called for a recess at 8:29 pm before the continuation of the meeting. People attending the meeting that had not voted but wished to were directed to see Bob Wiebusch who had voting forms.

Thank you so much to Kim Seyer and Casey Colburn for being at this meeting to answer questions.

Discussion continued:

Larry Prohs Lot 39 wanted to know how we are financing this purchase. Do we have a budget?

Duane Steyer replied yes.

Larry Prohs Lot 39 wanted to know if the \$1,000 HOA fee was already allocated.

Duane Steyer replied yes, a portion of the 2022 HOA fees go to operational expenses and the other portion funds the Reserves. In order to purchase the property, we will borrow from the bridge allocation at the closing of the Land Purchase but will reimburse this same Reserve Account once we have collected the \$810 assessment from each of the homeowners.

Larry Prohs Lot 39 wanted to know why we need to pay for the Land Purchase immediately. We have 60 years to pay for it. (Larry was asking for the Reserves to fund the Land Purchase and to not have an assessment.)

Duane Steyer replied: The funds set aside in our Reserve fund are needed to repair and replace the various line items identified in our reserve worksheet, as determined in our professional reserve study. That study determined we need a specific reserve balance (\$1,405,605) as of 12/31/21 to fund these repairs, whereas our actual balance is lower (\$1,393,378). Using these funds to acquire more property would mean those funds are no longer available to maintain our existing facilities, and would require additional increases in future assessments or a special assessment to get back on track.

Joe DiPuma Lot 79 asked how much it would cost to fund the roadways.

Duane Steyer responded that we would need to gather quotes.

Joe DiPuma Lot 79 asked if we could get a quote.

Joe Moon reported that we were pursuing a quote.

Mike Bell Lot 21 asked if the initial quote was for creating roads from scratch or if it was re-surfacing.

Duane Steyer replied that it was for re-surfacing but that we still need a more accurate quote. At this time we are erring on the side of caution.

Pam Williams Lot 179: The road replacement is significantly underfunded at this time and that \$810 assessment for the purchase of the land is appropriate.

7 Correspondence/Property Manager Report– Bob Wiebusch

MANAGER'S REPORT (January 17, 2022)

Since the December 6, 2021, meeting:

PCM has mailed a green invoice to every homeowner stating the 2022 annual dues are \$1000. Mail your check to PCM.

The following Home Inspection letters have been sent:

- Dirty Roof – 20
- Dirty Driveway – 13
- Trees below 10' – 2
- Dead tree – 1
- Non-standard light – 1
- Heaving or uneven sidewalk – 11
- Driveway heaving/broken – 3
- Trailer in driveway – 1
- Car parked in grass – 1
- Equipment visible from road - 1

8. Committee reports:

Finance – Duane Steyer

Serenoa HOA Finance Committee Report

December financial statements are not yet available so this report is based on the November financial report.

Balance Sheet

Total Assets are \$1,482,596 as of November 30, 2021 (\$1,504,951 as of October 31, 2021).

Our largest concentration of interest-bearing assets is held at TD Ameritrade. As of November 30, there were 16 different Certificates of Deposit that have maturities ranging from December 2021 (\$50,475) to September 2025 with an average yield of 1.7%. The average yield in 2020 was 2.1%. Due to the reduced interest rates our 2021 interest income will be approx. \$4,800 less than 2020 and will probably drop again in 2022. 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 November 30, 2021, there is an account receivable from Serenoa Golf Club in the amount of \$6,474.64. The golf course was holding payment awaiting copies of supporting invoices. They have since received those copies and this balance has been paid in full. All assessments are current as of November 30.

Reserve Expenditures

There were no Reserve Expenditures during November 2021.

Operating Expenses

The financial statement shows overall expenses for November over budget by \$4,360, but under budget YTD by \$1,978, however after some retroactive corrections are made, expenses as of November 30 will be over budget by \$6,500. The biggest reasons for these YTD variances are:

- **Legal expense** incurred for legal assistance involving the negotiations of the proposed sale of the wetland property by Serenoa Golf Club to an outside party and preparation of documents to protect our streets from access by outside parties and permanently lock in the “wetland” status for that property.. As of November 30, we incurred legal fees of \$17,250 which now puts our YTD legal expenses over budget by \$13,583.
- **Infrastructure Maintenance** as shown on this financial statement is under budget by \$3,148, however once some classification errors are corrected it will be over budget YTD by \$1,500.
- **Security Service – Gate** is shown as under budget YTD by \$1,467, however this is an error resulting from erroneous postings during January – November of the monthly front gate service fees. After corrections are made most of this budget variance will be eliminated.
- **Gate Opener Expense** – is under budget \$1,075 YTD but after corrections are made, it will be under budget by only \$300.
- **Professional Fees– Audit** are under budget YTD, however that is merely a timing difference since the 2020 audit fee of \$4,000 will be paid in December.
- **Social Events** is under budget by \$ 1,790YTD because of the reduced social schedule during the year resulting from the pandemic, however after December activity is recorded it will be slightly over budget by December 31, 2021.
- **Income Taxes** are over budget by \$1,100YTD,because federal tax estimates for the current year are higher than the amount budgeted for 2021.
- **Bad Debts Expense** is under budget by \$1,833 YTD. All assessments are fully paid and I do not expect to have any bad debts for 2021.
- To summarize, I anticipate that by the end of the year, after corrections are made, our YTD operating expenses will exceed our budgeted operating expenses by approximately \$10,000 and total expenses will exceed total revenue by approximately \$9,000.

Joe DiPuma lot 79 asked why last year’s budget was different in appearance than this year’s budget. He wanted to know why there was no actual cost column (Gloria DiPuma was holding up an old spreadsheet).

Martha Singler asked **Gloria DiPuma** to provide the information so that it could be included in the document.

Joe DiPuma Lot 79 brought up the Land Purchase and how it is funded (assessment versus depleting the Reserves). The discussion continued for about 15 minutes. No different points were brought up that had not been talked about before. Joe DiPuma continued to state that he thought the Land Purchase should be funded by depleting the Reserves.

Duane Steyer – The contribution to Reserves, according to the 2014 Reserve Study that we paid professionals to do, keeps us on a certain path in building our Reserves to ensure that when the time comes to address issues, i.e., repave our roads, we have the funds to do so. It is our fiduciary responsibility to fund our Reserves and to use this money to purchase a new piece of land would be irresponsible.

Joe Moon addressed **Joe DiPuma**: At some point we have to pay for the purchase of this land. So why would you want to put it off to some other time? In the end, we need to pay for it and it makes the most sense to take our attorney’s advice to protect our Reserves and to pay for the Land Purchase through an assessment now.

Architectural Review - Patti Quinnelly

2021 SERENOA ARC REQUESTS

Gutter replacements	2
Paint Requests	8
New Roof Requests	6
Additions	4
New Landscape	7
Pool Cage Replace or Paint	7
Door Replacement	2
Outdoor Light Replacement	2
Playset Location	1
Tree Removal Requests	11
Generator Installation	3
Driveway replacement	2
Fence Request	1
Solar Panel Request	1
Window Replacement	3

Infrastructure - Joe Moon

Infrastructure continues to focus on maintaining and improving our community within our budget. Sometimes this is obvious to the community and sometimes it is the infrastructure that goes unnoticed but is necessary.

During 2021, the main activity was as follows:

- Photocells and lights maintained at front entrance
- Digital speed sign placed around neighborhood roads to help reduce speeding
- Lagasse utilities repairing storm drain erosion on lot #78
- Front entrance crosswalk painted
- Front entrance holiday decorations displayed
- Tennis court stone benches installed
- Maintaining inventory and distributing front yard light replacements

The key focus areas for 2022 are as follows:

- Obtaining quotes for community roads to be repaved as recommended. We will be taking quotes from multiple companies so that we can fund the reserve accordingly.

- Maintain and Improve aesthetics of community mailboxes and street sign posts by painting all and repairing what is needed.
- Improving aesthetics of storm drains on the community roads by painting the metal components to prevent further rusting and deterioration

Pond Maintenance - Cary Chichester

All in all, 2021 was a relatively quiet year for ponds and lakes. There were some problems with vegetation and those that we were able to do something about, that were either invasive or non-indigenous growth, have been dealt with. There were some problems in the winter of 2021 with water levels in some of the ponds that seem to have been alleviated with the onset of the rainy season in late May, although there are some ponds that seem to be experiencing a more rapid drop in water levels this winter than others. These are most notably pond 14 and to a lesser extent two others on the Northwest section of the property which I will be investigating with Aquagenix shortly to see if there is something systemic going on with the overflow systems causing them to lose water at a faster rate.

We had a fair amount of nuisance gator activity over the summer with a grand total of 4 gators having to be removed and killed. Fish and Wildlife was very responsive and the gator hunter we worked with did a very effective job in the removal of these gators.

I have some concerns going forward about the maintenance of the edges of the ponds by the golf course. They are in many cases allowing the ponds to become very rough and tumble around the perimeters on the golf course side. Not sure what we can do about this as almost all the pond perimeters, even for homes with a pond between them and the golf course, belong to the golf course. The homeowners in these cases are either maintaining them or having them maintained and for the most part they look very good. The areas that are rough are the areas on the pond perimeters that border the golf course itself. It may be they are being allowed to grow rougher to prevent erosion or it may just be because it is easier than maintain them in a more eye pleasing manner, but I will investigate and see what if anything they would be willing to change in their pond edge maintenance practices

Michelle Fisher Lot 90: Do we recommend how to cut around the pond area? She reported she allows the vegetation around the pond on her property to grow about 12", but she wants to know if the community has a recommendation.

Cary Chichester responded that he was unaware of official recommendations.

Martha Singler explained that there has to be some growth to protect the banks and to prevent erosion.

Cary Chichester stated that we will look into the specifics. Most people are letting their lawn service take care of it, but we will look into it.

Mike Bell Lot 21: reported some overgrowth of the west end side of the pond in the front of our community. He will be emailing Cary with the specifics of his concerns and Cary will discuss this with Aquagenix.

Landscape Maintenance - Kris Fanberg

Westbay/Brightview has been cleaning up the hedges along Ibis and the front. Going forward we have hired Juniper to start March 1. The entrance will have a gradual update, starting with the front of the Serenoa signs. Next the islands will be redone.

Patti Quinnelly Lot 102 asked if the golf course was contributing.

Kris Fanberg reported that they are being billed their portion.

Gates/Security–Mike Fanberg

January report: Gates/Security

Gates continue to be a problem this past month. A new beam was installed on December 14. This is under warranty and is no charge.

Three cameras failed on Dec 27th. The recorder was re-booted.

On Jan 10, CIA did their quarterly maintenance and caused the system to shut down. Dan, the manager came out and fixed it. We will not be charged.

On November 9th CIA replaced camera #2 because the old one had gotten wet and rusted beyond repair. That new camera has not been in color after dark since new; we are waiting for CIA to resolve this issue which should be under warranty.

Last night we had another issue with the gates. Several people in a golf cart who appeared to have been fishing in our community were seen coming through our gates around 11 pm at which point in time they broke the gates. This is becoming a frequent problem and it is costing the community quite a bit of money. Last month the gates worked for a mere 5 days in a row. Some decisions regarding the front gate security needs to be made. Since the golf course closes at 6 pm, the gates should also be closed at the same time. This will be further discussed at our next meeting. We will also plan to organize a security committee to see what the options for our community might be. With the increase in homes in this area and some lower income housing planned, security will need to be a priority.

Welcome –Suzanne Reynolds

We had 11 houses sell in 2021. They are as follows: LOT #: 94, 157, 31, 145, 151, 160, 122, 9, 186, 124, and 5.

There are no houses for sale at this time.

Adult Social –Sue Bell/Laura Williams/ Frani Chichester

Our Serenoa Social Committee has tried to provide activities to promote a friendly, know your neighbors, active, social, helping Serenoa community environment and also the same for the big picture of helping the Sarasota Community. Again, Covid has interfered with some of our activities but in 2021 we were able to be somewhat active. Hopefully 2022 will allow more gatherings for you to attend.

Thank you, Kim Rice, for your creative, organized, “soft hammer” leadership in the past years. We will miss you but will accept any of your help in the next year!

Social Committee Activities in 2021

- April Community Picnic at Twin Lakes Park. About 50 attended.
- May Blood drive with The Big Red Bus collected 13 units.
- July Happy Hour resumed at the Serenoa Golf Club on the second Friday of the month with a menu available for dining.
- October Block Party in the cul-de-sac of N. Serenoa. About 100 people enjoyed the live band and food truck..Blood drive with The Big Red Bus. 12 units collected
- November Food Bank Collection. Money donations totaled \$4300. We are awesome!
- December Women's gift Exchange. 43 attended.
 Christmas Party at Serenoa Golf Club. 60 people attended.

Children’s Social - Jen Dehn and Catherine Davenport

Even though COVID-19 and social distancing restrictions continued through the first half of 2021, we were able to have events the second half of the year. We kicked off our events with an End of Summer Picnic in the Davenport’s front yard. We were so happy to see everyone’s faces!

In July, we held our first annual outdoor BINGO event at the tennis courts. The kids really got into it and everyone got a BINGO!! It was so much fun!

We followed that event with the Back to School Ice Cream Social at the clubhouse in August. The kids had a chance to reconnect and meet new friends before going to school the following Monday. For Halloween this year, we decided to skip the clubhouse and have a party instead.

The next event was the Spooktakular Halloween Children’s Bash in October. The kids dressed up in their costumes and had sugary treats and ran around like crazy little goblins! The kids played on the bouncy house, decorated Halloween cookies and played games. It was WONDERFUL to watch them be kids again! We met so many new neighbors at this event – it was a HUGE turnout!

We ended the year with a Christmas Block Party at the Eisenacher’s in Serenoa Lakes. There was cookie decorating, street soccer game, a hot chocolate bar and an outdoor movie showing where the kids watched Elf in their Christmas jammies!

As we look forward to 2022, we anticipate having even more events than in the past (big thanks to the board for increasing our budget this year!!). The first event will be on January 29th in the Dehn’s front yard where we will have a Play Doh Sculpting Challenge. Other events ideas in the works are:

Cupcake Decorating, Bingo, Scavenger Hunt, Easter Bunny Meet & Greet and Egg Hunt, Bike/Scooter Parade, Book Reading, and Kids Trivia, Painting w a Twist, just to name a few.

*****REQUEST TO FAMILIES** - We have found that hosting events at someone's house has been very successful. It allows us to be outside, allows the kids to have freedom to run, scream and be kids and allows us to have "extras" like bouncy houses. If you are interested in hosting a Children's Social funded event at your house/front yard, please reach out to Jen or Catherine.***

We are super excited to ramp up the fun in 2022! Hope to see you soon

Hearing –Joe DiPuma

The Hearing Committee did not need to meet in 2021

9. Unfinished business

10. New business.

Community sidewalks – Mindy Banks

- Mindy pointed out that sidewalk maintenance has always been the homeowners' responsibility including all costs associated with the upkeep. Initially she thought she might have to request a covenant change, but upon further inspection, she reported that the covenants do not require the homeowners to maintain the sidewalks because these are considered easements and therefore the Association's responsibility. This is described in Articles IV, V and VI.
- Mindy asked whose responsibility is the sidewalk on Taeda by the golf path and at the entrance of the neighborhood.
- Mindy requests the board have its attorney look at the covenants and PCM will need to check their letters since the covenants do not push responsibility to the homeowner.

Martha Singler responded and agreed that this needed to be looked at further by our lawyer so that the covenants can be appropriately deciphered. Currently the golf course maintains the sidewalks in their area (Taeda), but there are sidewalks located in common areas (entrance) that both the golf course and Serenoa share in responsibility.

11. Homeowner comments.

12. Date of next Board meeting – March 21, 2022 at 7:00 P.M.

13. Adjournment. The meeting was adjourned at 9:45 PM

Organization Meeting of the Board of Directors Immediately following the Annual Homeowners Meeting January 17, 2022 Notes

1. Call the Meeting to order by president

Martha Singler called the meeting to order at 9:50 PM

2. Proof of notice of meeting

Meeting notice was properly posted by entrance sign, web site and Serenoa Sentinel Newsletter

3. Determination of a Quorum

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

4. New Business:

A. Election of Officers – nominating and voting on election of officers

- President – Martha Singler
- Vice President – Kris Fanberg
- Secretary – Arun Rao
- Treasurer – Duane Steyer

B. Committee Assignments

- Finance – Duane Steyer
- ARC – Patti Quinnelly
- Infrastructure – Joe Moon.
- Ponds – Cary Chichester
- Landscape – Kris Fanberg
- Gates/Security – Mike Fanberg..
- Adult Social – Sue Bell
- Children’s Social – Jen Dehn and Catherine Davenport
- Welcome – Suzanne Reynolds
- Gate devices – Suzanne Reynolds
- Hearing Committee – Joe DiPuma
- Web Site/Sentinel/Directory - Jim Cefalu
- Bunco – Ronnie Lichtenstein
- Property Manager – Bob Wiebusch

C. Discussion and vote on the levy of the special assessment.

The purchase of the 5 acres from the Golf Course and the approval to fund the purchase price from a Reserve Account both passed with 83% homeowners in support (67% was required).

D. The proposed motions to adopt the special assessment is:

I move that the levy of a special assessment in the total amount of \$155,520.00 (\$810 per lot) for purposes of funding the purchase of the real property approved by the membership and related costs and expenses, including but not limited to closing costs. The special assessment shall be due and payable in full on or before March 31, 2022 or may be payable in two equal installments of \$405.00 payable on or before March 31, 2022 and July 31, 2022.

Motion made by Joe Moon, second by Cary Chichester and passed unanimously.

I move that the money borrowed from the Reserve Account for the purchase of the real property, as approved by the membership, be paid back to the same Reserve Account as assessments are collected from the homeowners.

Motion made by Joe Moon, second by Cary Chichester and unanimously approved by the board

6. Adjournment Meeting was adjourned at 10:10 PM