



Serenoa Sentinel

A Family & Golf Community

Published by The Serenoa Community Association

January 2023

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	

2023 Adult Social Calendar

<u>DATE</u>	<u>EVENT</u>
January 13, 2023	Ghost of Christmas Past
March 11, 2023	Neighbor Open House
April 22, 2023	Around the World
May 6, 2023	Co-Ed Bunco
June, July 2023	SUMMER
August 2023	BREAK
September 9-23, 2023	All Faith Food Bank – Cash donations matched.
September 2023	Ladies Coffee Social
October 2023	Block Party
November 2023	Blood Drive
December 9, 2023	Christmas Party
December 13, 2023	Ladies Gift Exchange

* 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

Ghost of Christmas Past!!! January 13, 2023





SERENOA COMMUNITY ASSOCIATION

Annual Homeowners Meeting

Monday, January 16, 2023

7:00 P.M.

SERENOA GOLF CLUB

Notes

1 Call to order.

The meeting was called to order by President Martha Singler at 7:00PM.

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

4 Approval of the January 17th, 2022, Annual Homeowners meeting minutes.

Suzanne Reynolds moved, seconded by Cary Chichester, and passed unanimously to approve the January 17th Annual Homeowners Meeting Minutes.

There were 78 homeowners or 41% present or present by proxy (30% is required per our covenants).

5 Correspondence/Property Manager Report – Bob Wiebusch

Nothing to report at this time.

6 Committee reports:

Finance – Duane Steyer

Balance Sheet

Total Assets are \$1,545,326 as of December 31, 2022, vs \$1,534,973 on October 31, 2022.

As of December 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 January 2023 (\$100,000) to September 2025 with an average yield of 1.7%. Expected annual interest income earned on these CD investments in 2023 is \$24,825 compared to \$22,613 last year.

As of 12/31/22, the balance sheet reflects a receivable from Serenoa Golf Club in the amount of \$12,349.58, of this amount \$11,404.26 was collected 1/10/23.

As of 12/31/22, all 2022 assessments and special assessments have been paid.

Reserve Expenditures

Since October 31, 2022, we have spent another \$11,560 for legal services and fees relating to the Wetlands acquisition, bringing the total spent on legal fees for this acquisition to \$60,759.50 (some tree trimming expenses had erroneously been included in this number) through 12/31/22. We feel we are now nearing the end of this process.

There were no other reserve expenditures since our last report.

Operating Expenses

The overall year-to-date Gate Opener income is above budget by \$2,320 and YTD expenses through December 31, 2022 are below budget by \$8,345, resulting in a positive variance in net income by \$10,672.

Lake Maintenance is under budget YTD by \$3,464, largely due to the fact that the 12/31/21 (Prior year) accrual was apparently over stated by \$3,000.

Lawn Care is under budget YTD \$7,163.

Tree Trimming & Removal is over budget YTD by \$6,118 which includes \$3,885 to remove 21 palm trees along Ibis and approximately \$3,000 due to hurricane cleanup

Legal Fees are over budget YTD due to unexpected issues dealing with questions regarding sidewalk maintenance and tree removal issues.

Postage, Printing, & Supplies are under budget YTD by \$2,366.

Income Taxes are under budget YTD by \$2,452.

Bad debts are under budget YTD by \$2,000.

Don Snyder, Lot #113 asked for a copy of the finances and Duane Steyer explained that the current numbers were not finalized yet but would be available once finalized.

Architectural Review - Patti Quinnelly

Serenoa ARC requests 2022

The following 34 requests were received by the Serenoa ARC in 2022.

Repaint home 4

Repaint pool cage 3

Replace roof 7

Replace driveway with pavers 3

Install generator 1

Replace windows 2

Replace doors 1

Add courtyard 1

Remove oaks 4

Remove palms 2

Construct greenhouse 1

Renew landscape 3

Extend patio 1

New addition 1

I have contacted Pedro Chanelo regarding tree replacement of damaged oaks with standard size black olive trees 10-12" tall. Several residents have requested a group rate on replacement and planting. It is anticipated that he will have a price for this soon.

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 2022, the main infrastructure activity was as follows:

1. A STOP AHEAD sign was installed that warns people leaving the golf course.
2. The stop sign on the intersection of South Serenoa and Taeda was replaced after it was knocked down from a work truck, then stolen.
3. The tennis courts were resurfaced, and two Pickleball courts were added to the back tennis court.
4. Several storm drains were addressed, cleaned out, and/or repaired by Total Pipeline and Lagasse Pipeline.
5. Repaving the roads has been a focus for the board. However, due to the significant increase in costs, this project has been tabled for the 2024 budget planning in hope of costs coming down.

Our initial focus for 2023 is repainting the front entrance lamp posts, street signs, and storm drains. Cleaning and painting mailboxes and front yard lamp posts is the homeowner's responsibility. We have a bid to get mailboxes professionally cleaned, prepped, and painted for \$150 for double mailboxes, \$125 for single mailboxes, and front yard lampposts for \$50. Please contact Joe Moon at 941-806-9831 if you would like to set this up.

Pond Maintenance -Cary Chichester

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

As noted last month, 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. Admiral seems to be doing a better job overall than Aquagenix and since the transition to Admiral Environmental, we have developed a better working relationship. It's a bit odd since Mike Kaighin was the contact at Aquagenix and is one of the principals at Admiral. Perhaps since he is involved in that capacity, he may have chosen to be more responsive but whatever the reason, we are getting regular reports of their visits to the subdivision and golf course ponds with specifics of what has been done on each visit.

Water levels continue to hold steady for most ponds based on both their reports and my observations and we haven't really experienced the wild changes in water levels we saw last year.

After a busy spring and summer and a significant number of nuisance gator removals, things have quieted considerably the past several months. Thanks to some hard work by Martha Singler we have obtained a nuisance gator Target Area designation which has significantly streamlined the process of getting the offending gators removed and we have a regular group of "gator hunters" available to us that have been very responsive. We no longer need to apply to the Florida Fish and Wildlife Commission for a permit on a per gator basis. There have been no nuisance gator reports since September.

All in all, a pretty good year for ponds.

This concludes my report.

Respectfully submitted,

Cary Chichester

Don Snyder Lot #113 – The pond off of fairway #1 (Pond #11) is a huge mess.

Cary Chichester explained that this area is a huge Littoral shelf. Both Admiral and Aquagenix have been reluctant to do anything about them because the grasses are what maintains the littoral shelf.

Gina Snyder asked if they could at least manicure the area so that it is more aesthetically pleasing. Is it possible to trim it back or keep it better tamed?

Cary and Martha have discussed this with Aquagenix and Admiral but there is a limit to what they are willing to do. Cary pointed out that Serenoa has a lot to do according to Creative Wetlands in regard to being compliant with having appropriate plants. The littoral shelf on this lake runs the length of 4 homes and that was the way it was intended to be.

Landscape Maintenance - Kris Fanberg

Nov/Dec., Three trees were removed, two dead trees at the pump station in between our neighborhood and Serenoa Lakes, and one tree that had fallen during Jan, on the north wall of Ibis.

In 2022, we changed Landscaping companies, from Westbay/Brightview, to locally owned Juniper. They started in March and did a front entrance clean up. They revamped our irrigation. Summer plantings brought a lot of color, and we are hoping to continue that going forward. Our 2023 budget for flowers has increased.

This fall 21 palm trees that were mostly dead or diseased were removed from the hedge on the north side of Ibis. We are currently getting bids to remove the pepper trees etc. from the entrance to the south end of our property. We are looking at extending the hedge on south Ibis for privacy.

Security/Gate - Mike Fanberg

Serenoa gates continued to be unreliable in 2022. The swing gate on the incoming visitor side does not work and has been taken offline since last April. CIA, our service company, recommended we purchase a new controller for that gate. The board voted not to proceed with that expense until we could be certain that there were no other issues preventing our system from working reliably. We continued to have problems with cameras and lift gates through-out the summer and fall. In November we discovered that there is a short somewhere in the 120-volt electrical system that may

be causing some or all of the problems.

The board decided to hire an electrical company to rewire the entire 120-volt system. This system was last upgraded in 2000. We have contracted with Ace Electric to do this work and hope it will be done in the next few weeks.

Once this work is completed, we still may have to replace the visitor swing gate controller. A new one has been quoted at \$4000.00. Once the 120-volt system is fixed we will see if this controller is still a problem or if it was the power supply.

Looking forward to an uneventful 2023.

Paul Larsen Lot#77 asked what the bid was from Ace for the re-wiring of the gate.

Kris reported that the bid was for \$18,000. Thrilled that we got Ace to do the work. It's upsetting that the gates are open and there is no security at this time so we will continue to be diligent in getting the work done. Ace should be here in the next 2 weeks, and this will solve all the electrical problems at the gate.

Mike Bell Lot #21 – will there be an option for a maintenance plan for the gate area moving forward?

Kris reported that it is in the contract. She will make sure the gates and electronics are covered.

Rachel Angers, Lot #59 – There is a light out on Taeda close to where the golf cart path is located. This could be electrical in nature.

Joe Moon replied that there is likely a light bulb issue and that this should be addressed in the next month or so.

Kris Fanberg discussed plans to improve the front entrance. She would like to get rid of the bollards and improve the aesthetics. Kris Fanberg relayed that Joanna Benante had offered to renovate the front entrance area. There are too many signs (4) of different sizes and shapes at the front gate and the plan is to condense the signs and to add a lighted board for announcements that is more professional looking.

Patti Quinnelly Lot#102 asked if the speed sign had produced any information regarding speeding in our neighborhood. Can we find out what the average speed is and what the highest speeds are. Joe Moon stated he used to manage the speed sign and did not know that there was a way to obtain this information. Now, Tom Kibler is in the process of trying to access this information and Joe Moon will be following up on it.

Adult Social – Laura Williams/Patrice Leavenworth

The Social Committee coordinated the following 11 events in 2022 with a focus on fun interaction within our community and support for the Sarasota community at large:

- Ghost of Christmas Past
- New Neighbor Open House
- Picnic at Twin Lakes
- 2 Blood Drives
- Co-Ed Bunco

- Food Drive
- Ladies' Coffee Social
- Block Party
- Ladies' Gift Exchange
- Christmas Party

With COVID restricts being lifted, attendance at events was good and people enjoyed having the opportunity to socialize and meet new people that have moved into the Serenoa community.

Children's Social – Catherine Davenport

Wrapping up 2022

This last year was an excellent year for the children's committee. Starting in February, we had a fantastic Valentine's cupcake decorating event; we plan to make this an annual event because the kids had so much fun.

April's Easter Egg hunt was also super fun and action-packed, welcoming Spring with a boatload of Serenoa and Lakes kids grabbing their eggs and getting their faces painted! So cute.

March's Bingo on the courts is another annual event that the kids love! Mainly because I think they love the prizes!! End of the School ice cream social and Back to a school ice cream social at the clubhouse is always a staple for the children's committee!

Halloween and Christmas are the biggest parties of the year, and we look forward to always providing the children with lots of fun and entertainment for these!

Overall, we had a rockin' year and looking forward to adding a scavenger hunt and painting event to the calendar in 2023!

Love, The Children's Committee!

Welcome – Suzanne Reynolds

Please welcome two new neighbors to our Serenoa Community:

The Wojtylko's - 7304 S. Serenoa

Jon Aaron and Charles Jonas - 7408 S. Serenoa.

Seven houses sold in 2022. They are: Lot 12, 61,107,112,120, 131, and lot 191.

Hearing – Sam Ralston

There have been no meetings due to no disputes by residents.

7 Unfinished business

Land Purchase 2022 – Our land attorney Casey Colburn has been working with the county since the purchase to redraw the plats and to have the road right away vacated. The county has changed their minds several times which has created more effort from Casey. We are very close to the finish line which is to eliminate all road access from the 5-acre parcel, thus protecting our community from outside road access. It is the road access that made Serenoa vulnerable, and it is why we needed to

purchase the land. If we hadn't purchased the property, Neal Homes who has been overdeveloping this area, could have done the same with this property. If this occurred, the tenants of the homes or apartments would have the right to use our private, community roads.

8 New business.

New Front Light fixture for residents. 106 responses. Each house regardless of the number of occupants gets one vote. Option A was the most popular with 61 votes. Option B got 36 votes and option C got 9 votes.

The lanterns come in 2 size options. Our current lanterns are 21" in height. Choice A comes in 22" in height. The large one is 27" in height. The size that looks proportionate to our current fixture will be chosen.

Bruce Dundon – asked about the choice of bulbs (warm light vs daylight). Martha Singler stated that each resident would decide their light color although LED bulbs make more sense to use. If there is a bulk order for the fixtures and we receive a discounted price, the cost savings will be passed along to the residents.

9 Nomination of New Directors

Nominations from the floor

Announce New Directors

The 3 new Serenoa Directors are: Cathy Aquaro, Todd Leavenworth, and Marc Miller. We'd like to thank Arun Rao, Suzanne Reynolds, and Duane Steyer for their service to the community.

10 Homeowner comments.

11 Date of next Board meeting – March 20, 2023 at 7:00 P.M.

12 Adjournment. The meeting was adjourned at 7:50 PM

Organization Meeting of the Board of Directors
Immediately following the Annual Homeowners Meeting
January 16th, 2023
Notes

1. Call the Meeting to order

Martha Singler called the meeting to order at 7:55 PM

2. Determination of a Quorum

Cathy Aquaro, Todd Leavenworth, Marc Miller, Martha Singler, Kris Fanberg, Cary Chichester and Joe Moon were present. Bob Wiebusch represented PCM.

3. Proper Meeting Notice

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

4. Election of Officers

Joe Moon moved, seconded by Kris Fanberg and unanimously approved the following officer assignments:

- **President: Martha Singler**
- **Vice President: Kris Fanberg**
- **Secretary: Cathy Aquaro**
- **Treasurer: Marc Miller**

5. Committee Assignments

Finance – Marc Miller

ARC – Patti Quinnelly

Infrastructure – Joe Moon

Ponds – Cary Chichester

Landscape – Todd Leavenworth

Security/Gates – Mike Fanberg.

Adult Social – Laura Williams/Patrice Leavenworth

Children's Social – Catherine Davenport

Welcome – Suzanne Reynolds

Gate devices – Suzanne Reynolds – Suzanne will be issuing the gate devices and collecting the money for remotes/cards/RFID. She will be handing general information to new tenants (as mentioned in the HOA meeting) regarding preservation of our tree canopy.

Hearing Committee – Sam Ralston

Web Site/Sentinel/Directory - Jim Cefalu

Bunco – Karalyn Kibbey

Property Manager – Bob Wiebusch

6. Adjournment Meeting was adjourned at 8:00 PM