



Serenoa Sentinel

A Family & Golf Community

Published by The Serenoa Community Association

January 2024

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 Dave Lechner at 941-586-6404 and dlechner7248@gmail.com

Ladies Bunco

Join us for Bunco! We play the third Wednesday of each month. There is a \$5 entry fee which go 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.

2024 Serenoa Business Events Calendar

<u>DATE</u>	<u>EVENT</u>
January 2024	ARC Community Inspection
January 15, 2024	Annual Homeowners Meeting- Club House @ 7 pm
March 18 2024	Board of Directors Meeting - Club House @ 7 pm
May 20, 2024	Board of Directors Meeting - Club House @ 7 pm
August 19, 2024	Board of Directors Meeting - Club House @ 7 pm
October 21, 2024	Board of Directors Meeting - Club House @ 7 pm
November 2024	ARC Community Inspection
December 2, 2024	Board of Directors Meeting - Club House @ 7 pm
Serenoa ARC meets every 1st Wednesday of the month at 7460 Myrica Dr. @ 8 AM – request appointment	

2024 Adult Social Calendar

<u>DATE</u>	<u>EVENT</u>
February 24, 2024	Serenoa Flamingle Party
April 7, 2024	Serenoa Neighbor Brunch
April, 2024	Blood Drive
May 4, 2024	Derby Party
June, July	SUMMER BREAK
August 23, 2024	Ladies Coffee Social.
September 7, 2024	Jimmy Buffet Party
October 19, 2024	Block Party
October ,2024	All Faith Food Bank – Cash preferred
November 16, 2024	Trivia
December 7,2024	Adult Christmas Party
December 11, 2024	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 8,2023	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 16 2023	Christmas Party

* Details will precede events

SERENOA COMMUNITY ASSOCIATION, INC.

ANNUAL HOMEOWNERS' MEETING

MONDAY, JANUARY 15, 2024

7:00 P.M.

WHITE TAILS BAR & GRILL/SERENOA CLUB HOUSE

AGENDA

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, Marc Miller, Cathy Aquaro, Kris Fanberg, Joe Moon, Cary Chichester, and Rachel Angers. Bob Wiebusch represented PCM.

4 Approval of January 2023 Annual Meeting Minutes

Cary Chichester moved, seconded by Kris Fanberg, and passed unanimously to approve the January 16th, 2023 Annual Homeowners Meeting Minutes.

There were 147 homeowners or 77% present or present by proxy (30% is required per our covenants).

5 Correspondence/Property Manager Report – Bob Wiebusch

The homeowner with the propane tank buried the tank. The delinquent list is not available so did not have anything else to report.

6 Committee Reports:

• **Finance**

Our December report is not available as of today. For November, assets for operating were \$108,477 and \$1,484,411 for reserves. Total assets were up \$47,393 since 12/31/22 and are down \$9,059 from October.

Operating had \$46,463 in liabilities. Total liabilities are \$10,451 lower than in October.

All owners have paid their assessments.

Year to date operating income through November was \$6,017 higher than budget. Most expenses are either close to or under budget for the year to date, except for tree trimming, irrigation maintenance and the security gate.

Reserve interest income is \$33,937 through November, total interest income for 2022 was \$21,722.

Marc Miller

Treasurer

- **Architectural Review**

There was no ARC meeting required for December.

The following requests were approved.

- Lot #131 repaint house.
- Lot #150 Pavers for driveway
- Lot # 76 Paver patio
- Lot # 109 paver driveway, replace pool screen, and gutters.
- Lot # 182 2nd notice regarding above ground propane tanks sent 12/19/23

Annual ARC inspections to be done in February.

Patti Quinnelly

- **Security/Gate – Mike Fanberg**

On December 18 an eight-passenger golf cart with an adult driving and children aboard drove through the exit gate hitting both arms and

tearing them from their controllers. We have photos of this cart and driver and know where it's parked. This was reported to the county Sheriff, but they need a plate number to proceed. Since the cart had no plate, we were unable to make a positive ID.

Despite many gate and camera failures, we improved security in 2023. New software and a new DVR have improved our ability to track gate violations and service problems more quickly and effectively.

Given the improvements we have made in the past year, I think we can expect improved service in 2024.

Mike Fanberg explained that on December 18th an eight-passenger golf cart drove through the exit of Serenoa knocking both arms off.

Kim Seyer Lot 63 asked if the golf cart belonged to someone in the community.

Kris Fanberg explained the cart has been seen parked at a residence on Curlew Rd but Sheriff needs a positive ID with plates to file a complaint and there are no plates on the golf cart.

Marcy Bright Lot 12 asked if we could send a strongly worded letter to the owners of the golf cart.

Kris Fanberg and Martha Singler explained they were in discussions about what the next course of action would be.

John Hashagen Lot 75 asked if the Sheriff was able to prosecute.

Mike Fanberg explained that the Sheriff stated if insurance was not needed to fix the arms, they could only file a report.

- **Infrastructure**

January 2024 – Serenoa Board Report

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 2023, the main infrastructure activity was as follows:

1. Several storm drains were addressed, cleaned out, and/or repaired by Total Pipeline. This is mainly due to yard and tree debris and will likely continue to be an ongoing maintenance issue in our community.
2. The initiative to revitalize mailboxes and lamp posts took place in the first half of the year and was very successful thanks to all homeowners taking responsibility. Please continue to keep up with this as it gives our neighborhood a fresh and upkept look.
3. Old signage at the entrance was removed and condensed to a new and much nicer looking sign.

4. All the front entrance lights were replaced with the new style that matches the new chosen front yard light. Other neighborhood street lights were also repaired and replaced with an updated look.
5. Wind screens were added to the tennis courts.

We wanted to repaint the front entrance lamp posts, street signposts, and storm drains but funds did not allow us in 2023. We have budgeted for this project in 2024. Lastly, we will be looking into repaving the roads in 2025. Thank you!

- **Pond Maintenance**

Serenoa Homeowners Association

January 15, 2024

Ponds Report

We continue to experience a great deal of variability in water levels in some of the ponds while others have remained at fairly high levels. With the rainfall patterns somewhat reversed compared to the last few years with a relatively dry summer and so far, a relatively damp winter, levels are up somewhat compared to normal for this time of year. Some ponds have had difficulty getting to anything approaching the levels they normally were at a number of years ago and those overflow drains are suspect in my opinion and should be watched carefully. Lower levels are contributing to increased vegetation on the pond banks in areas where we normally don't see much, and that pattern has been persistent for the past year.

Gator activity continues to be nearly non-existent presently. I've had no nuisance reports in several months.

I will be leaving the board for 2024 and would like to encourage my successor to keep a close eye on water levels and unwanted growth as I foresee these are both going to be problematic going forward. As I have indicated in past reports, there are littoral shelves where there should be vegetation and there is not and bank areas where there really should not be vegetation and yet there is. I firmly believe that the golf course and Admiral Environmental, their services provider for pond maintenance are both more concerned with getting the percentage of wetland area up to the recommended levels that the county has mandated through the Creative Wetlands models and reporting that they provide to the county. I believe getting there is more important to them than how they get there.

I have enjoyed serving the community in this capacity and serving on the board and wish success to the incoming board.

This concludes my report.

Respectfully submitted,

Cary Chichester

- **Welcome**

WELCOME REPORT FOR 2023 - Suzanne Reynolds

HOUSES SOLD IN 2023:

LOT #

- 166 7124 North Serenoa
- 143 6637 Taeda Dr
- 17 7209 North Serenoa
- 6 7249 North Serenoa
- 115 7368 South Serenoa
- 100 7341 South Serenoa
- 184 7192 North Serenoa
- 107 7304 South Serenoa
- 138 7370 Stacy Lane

- **Landscape Maintenance**

Landscaping report- nothing new to report since last report.

Paul Mackler Lot 103 states per email that he received about the landscaping/irrigation for Ibis Rd the preliminary work seems to be done and we have a proposal. He questioned ‘How do we fund the proposal?’

Kris Fanberg explained she and Paul met two years ago and received bids. Irrigation was also discussed and the difficulties of installing irrigation further down for hedges. Security was also discussed concerning Ibis. Kris explained at this point budget was not the concern but rather determining the best way to proceed- for example hedge vs a wall due to irrigation difficulties and security.

Paul Mackler Lot 103 states he thought the decision for a course of action was made and now confused at mention of a wall.

Kris Fanberg explained that our landscaping company is not confident we can get irrigation all the way down Ibis as it is far from the pumping station. Kris states the board knows they need to do something.

Paul Mackler Lot 103 asked what is the next step

Kris Fanberg explained there would be further discussion at the March meeting.

Paul Mackler Lot 103 asked if this issue could please be put on the agenda for the next meeting. Kris stated it would be put on the agenda.

Patti Quinnelly Lot 102 stated she noticed there was a large budget set aside for tree trimming and questioned what trees are being trimmed.

Martha Singler explained the budget was for pepper trees and per documentation that the pepper trees are on mitigated wetland and per our covenants, we have to pay for 50% of the removal. The state is mandating the removal of these pepper trees.

Patti Quinnelly Lot 102 asked if the pepper trees along the canal along Ibis Street would be removed as they are taking over the canal.

Martha Singler agrees this is a concern and needs to be addressed by the board this year. Martha reiterated security and noise along Ibis is a priority this year and the pepper trees along the canal are common ground and removal expense would be shared with the golf course.

Bob Rosenbaum Lot 180 asked about reimbursement for an expense we covered for a lot along North Serenoa

Paul Larson Lot 77 confirmed we were reimbursed.

- **Adult Social**

Adult Social ~ Laura Williams/Patrice Leavenworth

Social Committee meetings occur on the 4th Wednesday of each month to discuss and plan events for the Serena Community.

The last report in December, we have sponsored the following events:

- The annual Holiday party on Dec. 9th was a huge success and tons of fun.
- 41 people were in attendance. The buffet dinner was delicious with dietary choices for all. The clubhouse decorations were fun and festive, and the Whitetails staff did a great job. Holiday and dance music was provided by Black Tie DJs. Several residents danced until the very last moment.
- •25 ladies of the community enjoyed a really fun time at the annual Ladies Gift Exchange. Joyce McCoy graciously hosted this event. The appetizers and desserts were provided by the social committee. Karalyn Kibbey acted as MC for the night and did an amazing job. It was a memorable event.

Please consult the online Sentinel for photos of each event.

The Social Committee will meet at the end of January to plan both new and tried-and-true events for 2024. Please let us know if you have any suggestions or new ideas!

- **Children's Social**

- **Hearing**

Nothing to report from the hearing committee.

7 **Unfinished Business**

- **Landscape along Ibis**

8 **New Business**

- **Proxy Results: Sidewalk Initiative and Metal Roof**

Sidewalk: 109-yes (75%), 37-no, 1 abstain 7:30 pm

Metal Roof: 96-yes (67%), 48-no, 3 abstain. 7:38 pm

2/3rds or 67% is needed for a covenant change. Both Initiatives passed.

- **Sidewalks**

Dawn McDonnell Lot 87 stated we only own half of sidewalk, and the other half is owned by you guys but we have to fix them.

Martha Singler explained per the covenants the owner of the lot must maintain everything from the curb to your rear lot line.

Dawn McDonnell Lot 87 states the per survey the community owns 1 foot of the sidewalk. She states we have to make sure the other 5 feet are owned by the community. She states right now it is not fully owned.

Suzanne Dundon Lot 123 asked about the sidewalks owned by the golf course getting fixed.

Martha Singler explained that this initiative only addresses sidewalks owned by lot owners but eventually would like to see both the common ground sidewalks (at entrance) and the sidewalks owned wholly by the Golf Course (Taeda & Myrica) come into compliance and would be a priority in 2024.

Martha Singler also explained 19 lots need to come into compliance by March 1st. The insurance company will not let the HOA assume responsibility until all sidewalks come into compliance.

Mark Berman Lot 6 stated he knew that several houses were getting their sidewalks fixed by Cash Jacob's company this week.

Bob Rosenbaum Lot 180 asked if all the community sidewalks were going to be repaired by March 1st.- he questioned will common ground sidewalks be repaired and under compliance by March 1st.

Martha Singler explained that is a different subject and dealing with homeowners' sidewalks right now.

Bob Rosenbaum Lot 180 stated he was confused why lot owners' sidewalks need to come into compliance but not common ground sidewalks. He asked if there was a plan to do that.

Martha Singler explained that was a priority for 2024. Martha explained it needed to be coordinated with the golf course for all common ground sidewalks.

Cary Chichester explained we must work with the golf course on any sidewalks not owned wholly by the homeowners. Martha explained it is a common courtesy to present proposed expenses to the golf course before repairing sidewalks in the Common area.

Suzanne Dundon Lot 123 asked if the storm drains will be inspected as she noticed drain type squares where foot can go down into it.

Kris Fanberg stated that the drains will be looked at in 2024.

Marc Miller also explained we have budgeted for a reserve study that will address the storm drains and thing of that nature and we will have a more concrete answer on cost and timeline.

- **Metal Roofs**

Duane Steyer Lot 192 made a comment that within the next year or two he believes it will be state law that HOAs will have to allow metal roofs.

- **Announce New Directors**

- **Kris Fanberg**
- **Kim Seyer**
- **Frani Chichester**
- **Tera Springman**

Kris Fanberg is staying on the Board.

Cary Chichester, Joe Moon, and Martha Singler are coming off the Board.

Suzanne Dundon Lot 123 would like to thank all the board members who have served.

Cary Chichester gave a special thank you to Martha Singler who served as President for the last four years and stated she has done a marvelous job.

- 9 Homeowner Comments**
- 10 Date of the Next Meeting – March 18, 2024**
- 11 Adjournment**

****Organizational Meeting of the Board of Directors****

Immediately following the Annual Homeowners' Meeting

- 1 Call Meeting to Order at 7:45 pm**
- 2 Determination of a Quorum**

Board members present were Kim Seyer, Kris Fanberg, Marc Miller, Cathy Aquaro, Rachel Angers, and Frani Chichester. 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

- **President – Kim Seyer**
- **Vice President – Kris Fanberg**
- **Secretary – Cathy Aquaro**
- **Treasurer – Marc Miller**

5 Adjournment