

Serenoa Sentinel

A Golf & Family Community

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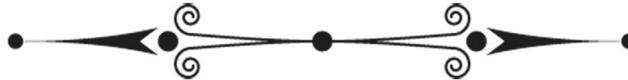
Neighborhood Corner:

Upcoming Events: Happy Hour at the club house the 2nd Friday of each month.

March 14th New Neighbor Open HOUSE, watch your mail tubes.

Serenoa Board of Directors Meeting March 16th, 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

Annual Homeowners Meeting

Monday, January 20, 2020

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, Paul Larsen, John Rice, Kris Fanberg, Ava Waltz and Martha Singler. Mike Manoogian was absent. Bob Wiebusch represented PCM.

4 Approval of the January 21st, 2019 meeting minutes.

Paul Larsen moved, seconded by John Rice and passed unanimously to approve the January 21st Annual Homeowners Meeting Minutes

5 Nomination of New Directors

Kent Sheanshang moved, seconded by John Rice and passed unanimously to approve Ava Waltz as a director replacing one who had to resign for personal reasons.

The 4 new Serenoa Directors are: Mario Velez, Cary Chichester, Martha Singler and Kris Fanberg. We'd like to thank Kent Sheanshang and Mike Manoogian for their service to the community.

6 Correspondence/Property Manager Report – Bob Wiebusch

Letter sent to Lot 10 – no tenant application

Letter sent to Lot 91 - rod iron fence installed without Board permission.

Maintenance payments – as of today 27 homeowners have not paid.

64 homeowners attended this meeting.

7 Committee reports:

• Finance - Paul Larsen

This report summarizes financial activities that have occurred for the calendar year 2019.

Balance Sheet Activity

The total assets of The Serenoa Community Association, Inc., are \$1.53 million as of December 31, 2019. Included in this total are \$107,580 of Prepaid 2020 Annual Assessments by homeowners. Our largest concentration of interest-bearing assets are held at TD Ameritrade where there are fifteen different certificates of deposit that have maturities ranging from January 2020 until September 2024. The average yield of these CD investments is 2.2%. The interest income earned helps reduce future annual assessment increases.

Reserve Expenditures and Receipts

A net amount of \$44,303 was paid from the Reserve accounts during 2019. \$9,000 was paid from the Storm Drains Reserve to have Total Pipeline Cleaning Service examine the condition of our storm drains. \$6,125 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 through November 2019. Creative Wetlands provide a semi-annual monitoring and reporting for Littoral Shelves and Mitigation services to Sarasota County. \$5,748 has been paid from the HOA Documents Reserve for legal services on the updated Homeowners' documents.

The following have been paid from the Front Gate/Wall Reserve: \$4,500 was paid to Liberty Gates LLC for the completion of the security system at the front gate; \$15,110 was paid to Frank's Tropical Gardens for the upgrading of the landscaping and removal of non-native trees across the Ibis entrance and \$3,820 was paid to West Bay Landscaping for work on the irrigation system. The reimbursement of \$7,855 from Sarasota County for 50% of the landscaping upgrade along Ibis Street was received in September.

2019 Annual Assessments

All annual assessments for property owners in Serenoa were paid.

Operating Income/Expense

The overall year-to-date net income is under budget by \$10,745.

Income from Late Fees was over budget by \$1,163 and Gate Opener Income from the sale of RFID stickers was over budget by \$1,015.

Lake Maintenance expense was the only line item significantly over budget. This line item is over budget by \$4,000 as the annual budgeted amount netted the \$398 monthly loan repayment from the Serenoa Golf Club against the expense instead of reducing Accounts Receivable for Pond 5.

Lawn Care Service expense was under budget by \$2,800, Irrigation Maintenance expense was under budget by \$1,400, Security Service-Gate expense was under plan by \$1,500 and Legal Fees expense were under budget by \$1,350. Finally, there were no Bad Debt expense experienced during 2019 and therefore this line item was under budget by \$2,000.

Joe Lizzio, Lot 134 you stated that the golf club is in arrears, but they are getting current. Yes

• Architectural Review - Ava Waltz

HOA inspections are done a minimum of twice a year. The first inspection will be done next month, including a review for visible mold. Compliance letters are anticipated to be issued early in March. The second inspection will occur mid-summer, around the July timeframe.

ARC approval requests since October 17, 2019

- 1 Front door replacement (Lot 182)
 - 1 Repaint pool cage/soffit/fascia (Lot 152)
 - 2 Roof replacements (Lots 172 and 180)
 - 1 Tree removal (Lot 35)
 - 1 Basketball Hoop (Lot 81)
 - 2 paint Garage doors (Lots 74 and 114)
 - 1 Add courtyard to garden (Lot 94)
 - 2 Pavers (Lots 97 and 182)
 - 1 Propane tank removal (Lot 186)
 - 1 New gutters (Lot 180)
 - 1 Sidewalk repair (Lot 23)
 - 1 Repaint front door and soffits (Lot 172)
- All of the above were approved.

Ava Waltz, ARC Committee Chair

Shelley Stafford

Deb Kemp

• Security/Gate - TBD (read by John Rice)

The defective CAPXL screen was replaced under warranty

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

Debugged all large lanterns

Dismantled Christmas Lights, Saturday, January 4th

Speed sign compliance high at 90%

Repaired electrical outlets and some lights at front entrance

- **Pond Maintenance** - Martha Singler

The Golf Course owes Aquagenix for December and January. As a result of being fairly current, Aquagenix treated and retreated Pond 1. The lettuce is yellow so it should eventually clear. The other ponds are in pretty good shape.

- **Welcome** - Martha Singler

Nothing to report

- **Landscape Maintenance** - Kris Fanberg

The large palm in the middle in front of the gates was trimmed. Martha Singler and I moved the crotons that were under the palm, and also a handful of crotons that were on both sides of the entrance. Most of them had died so the ones that remained were moved to the front wall landscaping. Every once in a while the golf course shuts off the water and its not discovered until things start looking brown and are dying. It's a challenge to keep things alive at the entrance so we have looked into putting decorative rock in areas that are needed.

One pallet of mulch was brought in to spruce up the entrance before the holidays at \$315.00. The entire front entry will need mulch soon.

Next week we will remove the dead palm along Ibis.

Fountain- I am getting bids to fix the leak in the fountain, then we will replace the second pump that circulates water through the filter, and get a float valve installed to keep the water level up.

Bob Rosenbaum, Lot 180 - has there been any conversations with the golf course as to why they turn off the sprinklers? Yes, but no real solution other than to fill in the affected areas with items that don't need water.

Joe Lizzio, Lot 134 - sounds like they are not being courteous

Norm Roberto, Lot 186 - all the water we use is from the golf course. Yes

- **Adult Social** - Kim Rice (read by Ava Waltz)

The Social Committee held ten events in 2019. A "New Neighbor Open House" was held at the home of Richard and Patti Quinnelly in March and will be repeated in March this year. It is a welcoming, relaxing atmosphere to visit with friends and meet new neighbors, so please watch your email and mail tubes for more information. The progressive dinner, Around the World in Serenoa, was a popular event again last year. Guests visited four different countries enjoying the flavors and sounds of each with "Serenoa Passports" and itineraries in hand. Bunco, which has been a popular event with the Serenoa ladies for years, was held at the clubhouse and joined by the men again this year. Other events in 2019 were: Ghost of Christmas Past, the Ladies Coffee Social, community picnic at Twin Lakes, a community Food Drive, Trivia Pursuit, the Ladies Christmas Gift Exchange and the Serenoa Christmas Party. The Social Committee also coordinated with the Club House to present a popular Happy Hour the second Friday of every month and this activity will continue.

2019 Committee Members included Kim Rice, Sue Bell, Linda Moody, Ava Waltz, Martha Singler, Patti Quinnelly, Frani Chichester and Suzanne Reynolds. In 2019 we welcomed the return of Suzi Rosenbaum to the Committee.

As always please feel free to suggest to any of the current members an event that you would like to see added. We are looking forward to an event filled 2020 and hope you are able to attend!

The next event will be the New Neighbor Open House held on a Saturday in March. Watch your emails and mail tubes for more information, and don't forget about the Happy Hour the second Friday of the month. Hope to see you there!

- **Children's Social** - Mandy Moon (read by Kent Sheanshang)

The children's social committee had another year of awesome events. We had an end-of-school social, a start-of-school social/meet & greet, the annual Halloween party, and the annual holiday party. I want to thank Karie Backman, Amy Buttle, and Staci Peluso for all their help in planning these events over the years AND I want to thank all the families who participated and made the events so much fun. It has been a true joy to plan these parties and get to know all the special kiddos (and families) in the greatest neighborhood in Sarasota! That being said, After several years of chairing this committee, I am stepping down. I would like to welcome Brooke Eisenacher (of Serenoa Lakes) and Jen Dehn (of Serenoa)

as the new chairs...they are both newer to the neighborhoods, have young kids, and will be the perfect duo to continue these activities and make them even better.

- **Hearing** - Tom Kibler (read by Kent Sheanshang)

The Hearing Committee is composed of members Joe DiPuma, Mike Ma-son, Kim Walbrown and Joanna Benante with Tom Kibler as chairman. The purpose of the committee can be found in Article 6.(j) of the By-Laws for the community.

The Hearing Committee met once during 2019. The purpose was to con-sider if fining the community member for a violation of our documents was justified by the facts. The owner was given the required two weeks notice and did appear before the committee but left during the opening statement. The committee upheld the fine by an unanimous vote.

8 Unfinished business

Front Entrance Wing Wall Upgrades - Mike Angers

No report

9 New business.

None

10 Homeowner comments.

Vince Telesco, Lot 115 - Any new direction being considered for interaction with the golf course? Yes, Paul Larsen and John Rice met with the principle owner, Jon Whittemore, at his request, to find a solution to the issues. Jon stated that the proof will be in the bills that are paid. He will meet with board members quarterly to understand how we are progressing.

Joe Lizzio, Lot 134 - has the golf course cut down some trees, there are new lights shining into our house. No, they have fixed the parking lot lights after years of requests due to someone falling.

John Rice, Lot 159 - In meeting with Jon Whittemore, he also discussed some of the improvements that they hope to do in the short term. These could include bridges, tee boxes, bunkers and invasive tree removal. Once a final list is compiled, he will get it to me for distribution to the homeowners.

Norma Roberto, Lot 186 - there is Spanish moss on several trees on the golf course by my house. Can we ask the golf course to work on them? Let's wait until they start the planned work and see what they do, then, if not done, approach them about it.

11 Date of next meeting – March 16, 2020 at 7:00 P.M.

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

Organization Meeting of the Board of Directors Immediately following the Annual Homeowners Meeting

1. Call the Meeting to order

John Rice called the meeting to order at 7:40 PM

2. Determination of a Quorum

John Rice, Martha Singler, Paul Larsen, Kris Fanberg, Ava Waltz, Cary Chichester and Mario Velez were present. Bob Wiebusch represented PCM.

3. Proper Meeting Notice

Meeting notice was mailed to every homeowner in early December

4. Election of Officers

John Rice moved, seconded by Martha Singler and unanimously approved the following officer assignments:

- President Martha Singler
- Vice President Kris Fanberg
- Secretary John Rice

- Treasurer Paul Larsen

5. Committee Assignments

Martha Singler, President, Welcome and Security

Kris Fanberg - Vice President, Landscape

Paul Larsen - Treasurer, Finance Committee

John Rice - Secretary and Gates

Ava Waltz, ARC

Mario Velez, Infrastructure

Cary Chichester, Ponds

Tom Kibler, Hearing Committee

6. Adjournment Meeting was adjourned at 7:50 PM