



# Serenoa Sentinel

## A Family & Golf Community

Published by The Serenoa Community Association

January 2021

## Neighborhood Corner:

***Serenoa is dedicated to the preservation of our tree canopy and the wildlife that is nourished and sheltered by it.***

**Upcoming Events:** Social events are limited as we acclimate to health constraints caused by the pandemic. You will be notified via email of upcoming events.

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### 2021 Serenoa Business Events Calendar

<u>DATE</u>	<u>EVENT</u>
January 18, 2021	Annual Homeowners Meeting- Club House @ 7 pm
March 15, 2021	Board of Directors Meeting - Club House @ 7 pm
April 2021	ARC Community Inspection
May 17, 2021	Board of Directors Meeting - Club House @ 7 pm
August 16, 2021	Board of Directors Meeting - Club House @ 7 pm
October 18, 2021	Board of Directors Meeting - Club House @ 7 pm
December 6, 2021	Board of Directors Meeting - Club House @ 7 pm

Serenoa ARC meets every 1st Wednesday of the month at 7325 S Serenoa Dr @ 11 AM

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### 2021 Adult Social Calendar

<u>DATE</u>	<u>EVENT</u>
April 2021	New Neighbor Picnic - Twin Lakes
May 2021	Blood Drive
September 2021	Blood Drive
October 2021	Block Party
November 2021	Food Drive
December 2021	Ladies Gift Exchange
December 2021	Adult Christmas Party

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### 2021 Children's Social Calendar

<u>DATE</u>	<u>EVENT</u>
March 7, 2021	Outdoor Bingo - Tennis Courts
May 2021	End of School Social
Summer 2021	Bike/Scooter Parade
Summer 2021	Play Doh Sculpting Challenge
Summer 2021	Book Club
Fall 2021	Pack the Backpack Charity Event
Fall 2021	Start of School Social/Meet & Greet
October 2021	Halloween Party
December 2021	Holiday Party
	* details will precede event

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## SERENOA COMMUNITY ASSOCIATION

### Annual Homeowners Meeting

Monday, January 18, 2021

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, Paul Larsen, John Rice, Kris Fanberg, Joe Moon and Cary Chichester. Bob Wiebusch represented PCM.

There were 70 homeowners or 36% present or present by proxy.

**4 Approval of the January 20th, 2020 meeting minutes.**

John Rice moved, seconded by Paul Larsen and passed unanimously to approve the January 20th Annual Homeowners Meeting Minutes

**5 Nomination of New Directors**

The 3 new Serenoa Directors are: Arun Rao, Duane Steyer and Suzanne Reynolds. We'd like to thank Paul Larsen and John Rice for their service to the community.

**6 Correspondence/Property Manager Report – Bob Wiebusch**

Since the December 7, 2020 meeting:

1. No violation letters were sent.
2. Maintenance payments – as of today 23 homeowners have not paid their annual assessments which were due January 1. One homeowner paid \$450.

**7 Committee reports:**

**Finance - Paul Larsen**

This report summarizes financial activities that have occurred during 2020.

Balance Sheet Activity

The total assets of The Serenoa Community Association, Inc., are \$1.5 million as of December 31, 2020.

Our largest concentrations of interest-bearing assets are held at TD Ameritrade where there are fifteen different certificates of deposit that have maturities ranging from July 2021 until September 2025. The average yield of these CD investments is 2.1%. The interest income earned helps reduce future annual assessment increases. With the dramatic decrease in interest rates during 2020 and rates projected to remain low, stress will be placed on our portfolio to minimize a 2022 annual assessment increase.

All Receivables and Payables with the Serenoa Golf Club are current as of month-end December.

2020 Annual Assessments

All homeowners have paid their 2020 annual assessments. Over half of our residents have already paid their 2021 annual assessments.

Reserve Expenditures

\$4,918 was paid from the HOA Documents Reserve for legal services on the Homeowners documents and for the distribution of the final filed copies of the updated Homeowners' documents.

The repair and refurbishment of the front wall along Ibis and the front gates project has been completed for a total cost of \$87,272. The project included the removal of the rusted metal bands around the stucco posts and walls and repair to the walls/caps/columns and the stucco and painting of the walls. The second phase saw the replacement of the

Serenoa signs and modernization of the exterior walls. Finally, the stone boulders were removed and new plantings were placed in front of the Serenoa signage and front wall.

\$8,312 was paid from the Front Gate/Wall Reserve for upgrades to the camera system which included new gate cameras and the housing for the control box.

Work on the electrical system by the front entrance was completed. \$15,737 has been paid to get the entire electrical system uniform and upgraded. Also replaced were the 8 large post lights with commercial grade fixtures using LED lamps for \$6,425.

\$1,100 has been expended to power wash and paint four areas of the front intersection crosswalks with traffic paint with glass reflective beads to better protect pedestrians.

\$1,300 was expended from the Tennis Court Reserve for the replacement of the center pin and tennis net replacement.

### Operating Expenses

The overall year-to-date expenses were below budget by \$7,534.

Operating expenses that were over budget are:

- Infrastructure Expense was over budget by \$1,669 as “No Fishing” signs were purchased in an attempt to stop trespassers from outside our community from parking and fishing in the ponds. Extra lamp post lights were purchased and we still have nine in inventory.
- Income tax expense was over budget by \$2,586 as additional funds over the estimated tax payments for 2019 were required and estimated 2020 taxes of \$6,936 were paid in October versus the budgeted tax payment of \$6,000.

Operating expenses that were below budget are:

- Social & Special Events is also under plan by \$2,006 because COVID-19 limited the events held during the year.
- Bad debt expense was under plan by \$2,000 as no 2020 Annual Assessments were unpaid.
- Trees, plants, shrubs, lawn care service and tree trimming/removal were under plan by \$3,130. All the plant maintenance at the front wall and entrance was completed.
- Bank fees and coupon books were under plan by \$1,350 because coupon books with one payment coupon per homeowner were not produced by BB&T. This saved us \$7.00 per homeowner plus additional bank processing fees.

Patti Quinnelly Lot #102 asked if the Serenoa Golf Course paid for 50% of the beautification, landscaping and signs. Paul Larsen reported that the golf course pays 50% of landscape and sprinkler maintenance expense.

A motion to retain Paul Larsen as financial overseer was made and passed.

### **Architectural Review - Patti Quinnelly**

Thank you to past ARC committee members Ava Waltz, Shelley Stafford, Norma Roberto and Deb Kemp. We appreciate your service!

*The new committee is as follows:*

Patti Quinnelly (chair), Jim Bailiff, Claudette Giever, Joe Reynolds  
Please contact Patti for all ARC requests at: [serenoaarc@gmail.com](mailto:serenoaarc@gmail.com)

The ARC summary for 2020:

Approved:

House Paint -8

New Roof -9

Gutter Replacement -1

Window Replacement -5

Solar Electrical Panel -1

Home Addition -1

Landscape plan -7

Pool Installation -1

Pavers -3

Front Doors -2

Pool Screen -1

Pool Cage -2

Playset -2

Sidewalk replacement -1

Outdoor cement pad-1

Small Stone Landscaping wall -1

Replace equipment fence -1

New A/C -1

Dead Tree Removal -1

Tree Removal:

- Oak-2
- Ficus-1

For 2021

1. Request for paint and door replacement for lot# 110 approved.
2. Arborist consultation for tree removal request also for lot# 110 was done with Patti Quinnelly, Claudette Giever, Martha Singler, and Kris Fanberg present.

### **Infrastructure - Joe Moon**

Since December, the following has occurred:

- The crosswalks at the main entrance are currently being repainted.
- Speed Sign placed on North Serenoa
- Holiday wreaths taken down

During the year 2020, the activity was as follows:

- 13 light fixtures replaced at front entrance (accent lighting)
- 8 fixtures replaced on the large post lights at front entrance
- Electrical for Front Entrance system was completely updated
- Two mobile stop signs were placed at the incoming and out-going of the main entrance for additional signage.
- Both nets and the center pin were replaced at the tennis courts
- The wind screens were replaced at the tennis courts
- Neighborhood sidewalks and brick pavers were pressure washed by Reliable Pressure Washing.
- Tapcon anchor screws were installed on four pillars at entrance to hang wreaths
- Wreaths were up during the holiday season
- A small sign was installed next to the call box informing people that audio and video is being recorded.

### **Pond Maintenance -Cary Chichester**

Other than a lovely visit to pond 14 by a large flock of White Pelicans, there is not a lot significant items to report on the ponds since the last meeting.

The Golf Club has been somewhat slow in getting checks out to Aquagenix and Creative Wetlands with checks taking weeks from the time the club indicates they have been cut and reimbursement requested for the HOA portion of the bill. We have been waiting and verifying that the checks have, in fact, actually been received by Aquagenix and Creative Wetlands before issuing reimbursement for the HOA portion of the expense. They are current through invoices generated at the end of November.

The Club seems to be doing a better job of keeping the growth around the ponds cut down on the golf course itself. This is appreciated by Aquagenix as it makes their maintenance tasks, easier to perform.

There has been a gator spotted at the 1<sup>st</sup> hole/ Pond #11 and Gator Hunter has been contacted to address this issue.

### **Landscape Maintenance - Kris Fanberg**

The front entrance is almost finished for now. Annuals were added to the sign walls and there will be more planted in the next few weeks.

Two palm trees that had fallen into pond 13 along Ibis were removed.

The annuals will be replaced 3 times a year to ensure the aesthetic appearance is preserved throughout the year.

### **Security - Martha Singler**

In the beginning of Covid last year, we had a drastic increase in adults fishing. Some of these adults were aggressive in their behavior towards our residents, particularly as the neighbors were attempting to have a quiet evening by their pools. With the cooperation of the Golf Course owner, we installed the following:

NO FISHING, NO PARKING, VIOLATORS WILL BE TOWED sign at the entrance, 4 along Taeda by the golf path, 2 at the end of Myrica. An additional 2 signs were installed at the Golf Course, one with NO FISHING, VIOLATORS WILL BE TOWED in the back gravel parking lot and the other NO FISHING sign in the back of the paved parking lot. Upman's Towing has agreed to tow vehicles at our request. The trucks/cars from the fishermen will receive a paper warning telling them that fishing is not allowed in this private community. The person ticketing them (a volunteer from Serenoa) will document the vehicle. Each vehicle will get 2 paper warnings before they are towed on the 3<sup>rd</sup> violation.

Fortunately, we have not had to give even one paper warning since the signs alone have all but eliminated the fishermen.

Other than the adult fishers, we have not had any security issues.

Residents in attendance concurred that this issue has been well managed with the signs and so far no one has been ticketed.

Paul Larsen (Lot #77) –reported solicitation documents in the driveways. The flyers were attached to small bags of stones.

Kris Fanberg reported the company has been contacted.

### **Gate - John Rice**

The gates are in good working order and are under contract with CIA Access for quarterly maintenance. We have all 6 cameras replaced this year with high-definition capable cameras.

Recently two of the gates fell because of high winds but the backup gates worked while the repairs were completed.

### **Welcome - Martha Singler**

We have had 11 houses sell in 2020. In order, starting in April, Lots 132,36,20,18,137,141,106,153,181,175,17.

Lot 94 closed January 15, 2021 and we welcome Kelly & Michael Enriquez!!!

We are hoping that the Serenoa social life can soon return to normal so that we can get to know all our new neighbors!!

Lot 145 is on the market.

### **Adult Social - Kim Rice** (Read by Kris Fanberg)

The Social Committee sponsored an outdoor Christmas Party in December. The Committee will be meeting to discuss possible Covid friendly events for 2021. If there is an activity you would like to propose, please contact a committee member.

### **Children's Social - Jen Dehn** (read by Martha Singler)

Even though we were unable to have our traditional events in 2020 that were held in past years, due to COVID-19 and social distancing restrictions, we were able to have a few events.

The Easter Parade that Bob and Suzi Rosenbaum organized in April (which was SO much fun) inspired our first neighborhood Scavenger Hunt on May 2nd. It was a great success and I sincerely thank everyone who participated and made it so much fun. Here is the link to the picture slideshow in case you missed it: <https://youtu.be/5qsow1VwoUM>



Next, we launched Operation Brighten Your Neighbor's Day on May 31<sup>st</sup>. I know my kids really enjoyed thinking of ways to make our neighbors smile. I hope your children did, too.

We did another Scavenger Hunt on August 29<sup>th</sup> and this time, I challenged our neighbors to really get creative with it – and creative they were! Here is the link to the picture slideshow: <https://youtu.be/n-3ORoPwdUU>

Looking forward to 2021, we are anticipating we will be able to hold our traditional Children's events towards the end of the year (end-of-school social, start-of-school social/meet & greet, the annual Halloween party, and the annual Holiday party). We also have plans to sprinkle in additional events throughout the year. The first event we are working on for 2021 is Outdoor BINGO, which will be scheduled for March, 7<sup>th</sup> and will take place at the tennis courts. Watch your email and mail tubes for more information on that event. We are also working on planning other outdoor events (where we can continue to social distance) such as: Bike/Scooter Parade, Book Club, Play Doh Sculpting Challenge and Pack the Backpack Charity Event, just to name a few.

As mentioned in the last meeting updates, Catherine Davenport, of Serenoa, will be joining me on the Children's Committee for this upcoming year. Please join me in welcoming Catherine!

We are super excited to get to know the families who joined our community this past year and are looking forward to the opportunity to be able to connect more this coming year!

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

The Hearing Committee is a standing committee in the Serenoa Homeowners Association. During 2020 it was composed of Joe DiPuma, Mike Mason, Joanna Benante and Kim Walbrown until she moved from the neighborhood and Tom Kibler as chairman. The committee is mandated by Florida Statute and is to provide residents with an opportunity for a hearing before a committee comprised of members who are not officers, directors, employees of the association or the spouse, parent, child, brother or sister of an officer, director or employee.

This past year the Hearing Committee was called into action twice. Both hearings were conducted in accordance of the Florida Statute and the Serenoa covenants, rules & regulations and by-laws.

The committee met September 20 to determine if the board was justified in fining a resident for not repairing their driveway. The committee determined that there were

several issues not properly handled. The finding was not to fine at this time but for the board to fix the errors and restart the fining process.

The committee met again in November to determine if the board was justified in fining a resident whose house was painted with a color not on the color palette. It was determined that the color palette did not contain the colors of the existing homes in the community. The committee recommended to add missing colors to the palette and to simplify the process of approval for exterior painting.

I have submitted my resignation as chairman of the Hearing Committee in keeping with the idea that HOA jobs should be shared by all of our homeowners.

## **8. Unfinished business**

### **Front Entrance Project - Kris Fanberg/Martha Singler**

The Front Entrance Project is complete! Please look at the poster boards to see the before and after!! Thank you to the Board for supporting this project, thank you to the committee for all your help, and thank you to our community for all your positive comments regarding the new and updated look!!

## **9. New business.**

No new business to report.

## **10. Homeowner comments.**

Patti Quinnelly (Lot 102) - requested that the board adopts a statement supporting the tree canopy in the community. She believes this should be a priority for our community. Ms. Quinnelly would like the board to put together a statement to both current and future residents supporting the tree canopy, and she has prepared a statement for consideration. The board will review the statement and discuss plans to disseminate the request. She requests that new residents receive this information at the same time they are given entrance clickers. She requests the board consider placing this statement in the Sentinel as well. Ms. Quinnelly specifically mentioned black olive trees be protected and added to the canopy list. These trees are aesthetically pleasing and not harmful to the surrounding foliage. The roots grow straight down so it doesn't destroy structures nearby such as sidewalks and driveways. These trees are also weather hardy and deer proof. This topic has been tabled for further discussion.

Mike Angers (Lot #59) asked about the fountain and the pavers and whether the pavers are going to be or have been pressure washed and sealed.

Kris Fanberg reported that the fountain has undergone multiple repairs and most recently the stop valve for the fountain has been fixed. Unfortunately, the lights are not functional now. We are currently focusing on the completion of the front entrance renovations before working on the fountain. We will need money to square off the fountain but these renovations will have to wait until the front entrance project has been completed. We will then need to determine the firm cost of the repairs but this will likely not be completed until next year.

Martha Singler reported the pavers have been cleaned but not sealed.

Kathy Woepfel (Lot 62) asked whether plants and trees that are removed need to be replaced. She also asked if there were requirements regarding how the trees are trimmed/maintained in terms of how the canopy is preserved.

Patti Quinnelly (Lot 102) reported the ARC committee would like to have the trees considered canopy trees be replaced with black olive trees.

Paul Larsen referenced an arborist who is available to assist with these issues. The arborist is a new addition to the Serenoa community and so far there have been great suggestions made by this individual in regards to preservation of our trees.

Linda Moody (Lot #29) asked about root barriers and many agreed that this device works well and allows for roots to turn away from the barrier and continue growing away from the concrete.

Joe Lizzio (Lot # 137) noted there are a number of developments in the surrounding areas with new homes. These communities are overly developed and the pricing of these homes are higher than the cost of homes in our community. He reported these homes have diverse and bright color palettes and suggests we consider brightening the community color palette which might help to contemporize our community.

Suzanne Steyer (Lot# 192) reported similar experiences with properties in the past and she reports prices will rise here as well but it will take time.

Patti Quinnelly (Lot #102) stated that the types/styles of the homes also dictate the color palette and that these newer developments have a beachy/Caribbean feel. She recommended we consider contemporizing the community through landscaping.

Martha Singler recommended we look at the current palette and allow everyone to provide feedback to ARC so that we can adjust the palette accordingly.

**9 Date of next Board meeting** – March 15, 2021 at 7:00 P.M.

**10 Adjournment.** The meeting was adjourned at 7:50 PM

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

**1. Call the Meeting to order**

Martha Singler called the meeting to order at 7:50 PM

**2. 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.

**3. Proper Meeting Notice**

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

**4. Election of Officers**

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

- **President: Martha Singler**
- **Vice President: Kris Fanberg**
- **Secretary: Arun Rao**
- **Treasurer: Duane Steyer**
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**5. Committee Assignments**

Finance – Duane Steyer

ARC – Patti Quinnelly

Infrastructure – Joe Moon. Joe has the light post lights and they are \$185 per light but he is not responsible for installation.

Ponds – Cary Chichester

Landscape – Kris Fanberg

Security – Martha Singler

Gates – Mike Fanberg. We will plan to have every board member as a backup should Mike be unavailable.

Adult Social – Kim Rice

Children's Social – Jen Dehn and 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 – in the interim Joe DiPuma will be heading this committee.

Web Site/Sentinel/Directory - Jim Cefalu

Bunco – Ronnie Lichtenstein

Property Manager – Bob Wiebusch

**6. Adjournment** Meeting was adjourned at 8:20 PM