



Serenoa Sentinel

A Family & Golf Community

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March 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 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.

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 @ 1 PM	

2023 Adult Social Calendar

<u>DATE</u>	<u>EVENT</u>
January 13, 2023	Ghost of Christmas Past
March 26, 2023	Neighbor Open House
April 22, 2023	Around the World/Time Goes By
May 9, 2023	Co-Ed Bunco
June, July 2023	SUMMER
August 2023	BREAK
September 15,2023	Ladies Coffee Social.
October 6-20,2023	All Faith Food Bank – Cash preferred
October 14, 2023	Block Party
November 11,2023	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 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 2023	Christmas Party

* Details will precede events

Thank you to Nancy & Ray Mida's family and friends for donating this bench at our entrance in honor of the years Nancy & Ray spent here in our community. We will always cherish them!!!



The Social Committee sponsored a **New Neighbor's Brunch on March 26th** so that all neighbors could welcome our new neighbors!!!

Marcy & James Bright, along with Marcy's parents Margie & Tom Yenkochic, hosted this beautiful event! We are very grateful for their generosity!!!





SERENOA COMMUNITY ASSOCIATION

Board of Directors Meeting

Monday, March 20, 2023

7:00 P.M.

SERENOA GOLF CLUB

NOTES

AGENDA

1 Call to order.

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

2 Proof of notice.

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

3 Establish quorum.

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

4 Approval of the December 5, 2022, meeting minutes.

Motion made by Kris Fanberg, 2nd by Cary Chichester. The motion passed unanimously.

5 Correspondence/Property Manager Report – Bob Wiebusch

Since the Annual Meeting

As of March 17, there were 9 homeowners that have not paid the annual dues.

I have written to 28 homeowners for various violations:

Dirty Roofs – 5

Dirty Driveways – 7

Dirty Sidewalks – 1

Heaving or uneven or broken sidewalks – 10

Equipment, garbage cans, storage bins visible from road – 4

Trees below 10' – 1

The insurance policy renews March 20. The estimated annual premium is \$7043.32 which includes excess (not umbrella) liability, workers compensation, fidelity bond, liability, and directors' and officers' liability.

Last year's premium was \$4731 and the 2023 budget is \$5400.

Robert Wiebusch

Community Association Manager

6 **Committee Reports:**

- **Finance – Marc Miller**

Serenoa Treasurer Report

March 20, 2023

Total assets for operating were \$237,421.94 for operating and \$1,439,044.41 for reserves.

Operations had \$183,908 in liabilities, most consisting of deferred revenue of \$160,000.

Net loss for two months ended February were \$2,900. This is mainly due to front gate expenses of \$10,000.

There is \$1.5 million in CDs with varying interest rates and maturities. We are watching the maturities closely. We have some excess funds not in CDs and are holding those in case we have significant reserve expenses (timing).

We have quite a few CDs in our investment account. I looked through the CDs to determine if we had any deposits over the \$250,000 limit at any bank. We do not have any CDs that are over the FDIC limit.

Marc Miller

Treasurer

- **Architectural Review – Patti Quinnelly**

January 2023 Serenoa ARC meeting

Call to order January 25, 2023 at 1:05 PM

Proof of notification by entrance sign.

Establish Quorum: Jim Bailiff, Claudette Giever, Michel Prosperi, Patti Quinnelly

Review of this meeting's agenda. Approved

Review of minutes and issues from last meeting's agenda. Approved.

Unfinished Business: confirmation of decision to move ARC meetings from 11 AM to 1 PM.

Sign will be changed and Serenoa board informed.

New Business:

Annual inspection. All areas assigned were completed and compared to last year's inspections. Notices to residents with infractions will be referred to Progressive Management.

It was noted that residents are leaving garbage cans, recycle and debris bins unshielded on the driveways. These items should not be able to be viewed from the street or by adjacent residents. It was suggested that an email notice to the entire neighborhood should be sent as a reminder.

Discussion of information regarding new post lights availability will be followed up by HOA announcement.

I am still waiting on a quote regarding replacement costs for Black Olive canopy trees for the community.

Neighborhood Requests:

Request to paint house Lot #102. Approved

Request to reroof Lot # 121. Approved.

Request to remove hurricane damaged palms. Approved. Resident has appropriate number of canopy trees and ornamental accent trees.

The next meeting will be called as needed.

Respectfully Submitted,

Patti Quinnelly

- **Gate/Security - Mike Fanberg**

Serenao HOA gate report

Ace Electric has completed the re-wiring of the 120-volt system at the front entrance. This work was completed on budget, (\$18,412.00) however, they now suggest that we install new surge protection for the low voltage lighting system and for the gate equipment, which is also low voltage. This addition to the project was quoted at \$13,097.00.

CIA has been out to install the new RFID card reader however the mother board on the incoming visitor gate is not working and will be replaced this week. When this is done all our gates should be working again.

- **Infrastructure – Joe Moon**

March 2023 – Serenoa Board Report

Thank you to those that have revitalized your mailboxes and front lamp posts. If you still need the designated HOA painter to take care of this, please send an email to joemoon@hotmail.com with your name, address, and if you would like both the mailboxes and front lamp painted. The cost is \$150 for a mailbox set and \$50 for the front lamp and post.

- **Pond Maintenance – Cary Chichester**

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

Water levels continue to hold reasonably steady for most ponds based on both Admiral Environmental reports and my observations and we haven't really experienced the wild changes in water levels we saw last year. They were down somewhat over the last two weeks but not significantly.

Gator activity has picked up over the last 30 days with two gators removed behind homes on Taeda in the 6400 area. Both were good size at 8 ft plus. There have been no more reported problems since those two were removed. Ken Cowles got on the job quickly and one was removed within a day of the complaint and the other a couple of days later.

This concludes my report.

Respectfully submitted,

Cary Chichester

- **Welcome – Suzanne Reynolds**

Nothing to report from Welcome Committee

- **Landscape Maintenance – Todd Leavenworth**

Since our last board meeting there have been several improvements and fixes to the sprinkler system by the front entrance.

Donald from Juniper Landscaping has sent two new proposals for the entrance to Serenoa.

The first one would extend the hedge row at the front of the property. They will remove sod to create a bed for new hedges (45 7 gal. Wax Myrtle) and mulch the bed. They would also make sure everything installed would have proper irrigation. The price would be \$5,167.09.

The second one would remove all old annuals at the front entrance (both sides and middle island) and plant 150 new annuals with pine bark mulch. The price would be \$917.73.

We are still looking into several different ideas for removing pepper trees and cleaning up the ponds and areas from the entrance to the south end of the property. I should have some updates for fixing this problem by the next meeting.

This concludes my report.

Respectfully submitted,

Todd Leavenworth

- **Adult Social –Laura Williams/Patrice Leavenworth**

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

Since the last report in January, we have sponsored the following event:

Ghost of Christmas Past on Friday, Jan. 13th. 15 participants gathered at the clubhouse to exchange “unwanted” holiday presents. The gifts varied from Christmas decorations to a 12-pack of size 6 ladies’ underwear. There were lots of laughs. The event was enjoyed by all.

Summary of upcoming events being discussed/planned:

- New Neighbor Brunch – Sunday, March 26th This event is open to all residents to welcome new neighbors to Serenoa.
- Times Gone By Progressive Appetizer Event – Sat. April 22nd
- Co-Ed Bunco – May Date May 8th or 9th

Please let us know if you have any suggestions or new ideas!

- **Children’s Social – Catherine Davenport**

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!

- **Hearing - Sam Ralston**
There is nothing to report currently.

7 Unfinished Business

- Ibis Plantings – already addressed in Landscape Report

8 New Business
No New Business

9 Homeowner Comments –

Mike Bell Lot 21-Mike explained he received a letter from the association regarding his broken/uneven sidewalk. He questioned if sidewalks were private, or community owned and requested that the Association take responsibility for sidewalk maintenance and repair. Mike also

suggested putting a hold on the letters to residents regarding sidewalks until January 2024. He also suggested pulling money from Association account reserves. He specifically asked if monies from the Bridge Reserve (since it is well funded) could be used to fix and maintain the sidewalks.

Martha Singler – Martha explained that monies allocated to a Reserve Account cannot be spent for any other purpose other than the account they are designated for.

Cary Chichester - What needs to happen is that a committee of concerned residents need to form a committee to (1) assess the current state of the sidewalks and what needs to be repaired or replaced (2) get some accurate price quotations from contractors capable of doing the work and (3) armed with that information the board could craft a proposal to present to the neighborhood with a plan, an allocated annual spend, and a set of priorities and conditions under which the covenants could be changed to allow the HOA to take over the maintenance of the sidewalks of the neighborhood approve the change by the necessary 2/3 majority. Failing those actions, the board is handcuffed. The sidewalks need to be brought up to par before such a plan could take effect and support the notion that the funds to cover this would have to be added to the annual maintenance fee.

Michael Patrick Lot 190-Michael also suggested placing a hold on the letters sent to residents regarding sidewalks until January 24th pending a vote per the community on a Covenant change.

Bernie Wood Lot 28-Bernie also expressed interest in the association assuming responsibility for sidewalks throughout community.

Patti Quinnelly Lot 102 -Patti answered question posed by Mike Bell regarding sidewalks owned by Serenoa golf course explaining Covenants do not address golf course responsibility regarding sidewalks. She also stated Serenoa golf course did do extensive repairs last year to their sidewalks. Patti also asked about the possible use of unallocated reserves regarding Serenoa community sidewalks.

Marc Miller-In response to Patti Quinnelly's question regarding unallocated funds, Marc explained that how it is spent is determined by the state.

Duane Steyer Lot 192-Duane questioned if a committee specifically responsible for sidewalk repair/maintenance had ever been formed. He suggested a standing committee for sidewalks. He said that the Board members already have so much to do, and that people interested in this issue should step up.

Martha Singler-Martha explained it would be necessary to change the covenants for the Association to assume responsibility for the sidewalks and could be voted on by the Community at the Annual Homeowners Meeting in January 2024. Martha stated she would send out a letter regarding sidewalks and request volunteers for a sidewalk committee.

10 Date of the Next Meeting – May 15, 2023 at 7 pm.

11 Adjournment: The meeting was adjourned at 8:10 pm by Martha Singler.