



Serenoa Sentinel

A Family & Golf Community

Published by The Serenoa Community Association

March 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 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
December 2, 2024	Board of Directors Meeting - Club House @ 7 pm
Serenoa ARC meets after every regularly scheduled Board Meeting At the Golf Course Clubhouse	

2024 Adult Social Calendar

<u>DATE</u>	<u>EVENT</u>
February 24, 2024	Serenoa Flamingle Party
April 7, 2024	Serenoa Neighbor Brunch
April 20, 2024	Blood Drive
April 23, 2024	Game Night
May 4, 2024	Kentucky Derby
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

Alligator Mating Season is here so be on the lookout!!!

Alligator mating season "officially" begins in May or June, but male alligators begin courting in early April when average temperatures rise.

During that time, they may range up to several miles seeking mates and new habitats. The male alligators are known to be significantly more aggressive during this season so if you see a gator, go the other way!

2024 Serenoa Directory

Please read over the material on page 2 and 3 as it contains helpful information (i.e., there are instructions for letting guests in through our gate). Page 4 contains the contact names for the Board members and various committees. After the numeric listing of Lot #'s, there is an instructional page on preparing for Hurricanes. We hope you find your Directory informative.

SERENOA COMMUNITY ASSOCIATION

Board of Directors Meeting

Monday, March 18, 2024

7:00 P.M.

SERENOA GOLF CLUB

NOTES

AGENDA

1 Call to order.

The meeting was called to order by President Kim Seyer at 7:00 pm.

2 Proof of notice.

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

3 Establish quorum.

Members present were Kim Seyer, Cathy Aquaro, Kris Fanberg, Rachel Angers, Frani Chichester, Tera Springman, and Robert Wiebusch represented PCM.

4 Approval of the December 5, 2023 Board meeting minutes.

Motion made by Kris Fanberg, seconded by Cathy Aquaro- motion unanimously passed.

5 Correspondence/Property Manager Report – Bob Wiebusch

Since the Annual Meeting,

As of March 18, there are twelve homeowners that have not paid their annual dues.

I have written to two homeowners for various violations:

Equipment, garbage cans, storage bins visible from road – 1

Conducting business out of their home - 1

The insurance policy is renewed March 21. The estimated annual premium is \$7389.78 which includes excess (not umbrella) liability, workers compensation, fidelity bond, liability, and directors' and officers' liability. The 2024 budget is \$7750.

The 2022 audit is available. The 2023 audit has not been completed.

Reserve Study

I have contacted two companies for an estimate to do a reserve study. Reserve Advisors quoted \$5550. Did previous study in 2014.

Association Reserves quoted \$3760.

Robert Wiebusch

Community Association Manager

Kim Seyer stated that she has a 3rd quote in process for a reserve study in addition to the two quotes Bob Wiebusch has pending. They will compare all three quotes and accept the best bid.

6 Committee Reports:

- **Finance –**

Kim Seyer announced that Marc Miller has stepped down from his position and Michael Patrick from the Finance committee has agreed to step in

Serenoa Treasurer Report

We received audited financial statements for 2022. It was a clean opinion and had one journal entry for income taxes.

For February, assets for operating were \$288,421 and \$1,515,076 for reserves. Total assets were up \$259,032 since 12/31/22 and are up \$18,125 from January.

Operating had \$204,856 in liabilities, of which \$176,785 was deferred revenue. Total liabilities are \$19,431 lower than October.

Assessments receivable is \$16,575 and management is working to collect.

Year to date operating income through February was \$23,541 higher than budgeted. Expenses over budget include audit fees, social events, and lawn care.

Audit fees and social expenses are a timing issue as those costs were budgeted throughout the year.

Reserve interest income is \$10,322 through February.

Marc Miller

Treasurer

Kim Seyer added that when the sidewalk initiative passed, the \$150 owed by residents was included in the proxy. If we have any outstanding fees of \$150 owed by residents, Bob should send a note out. Kim explained some residents might have missed where it stated the \$150 would be owed in addition to annual dues.

Margaret Castellano Lot 96 stated she did not see that it stated residents owe \$150 - I thought that was an estimate.

Kim Seyer explained it stated in the proxy that if the Sidewalk initiative passed residents would owe an additional \$150. The \$150 is an estimate that will go into the reserve study for this year.

Margaret Castellano Lot 96 stated that residents were not billed for that.

Kim Seyer agreed a reminder should be sent to the residents who have not yet sent in \$150.

Margaret Castellano Lot 96 asked if \$150 is being collected from residents would sidewalk work/repair begin immediately?

Kim Seyer explained everyone who needed to complete repairs on their sidewalks to come into compliance has done so and the \$150 will be used for maintenance of sidewalks. As of March 31st, the association will officially take over all repairs along with one annual power washing for the residential sidewalks.

Margaret Castellano Lot 96 asked if money would roll over into next year if not used this year.

Kim Seyer stated that it would be rolled over for future maintenance/repairs into reserve.

Patti Quinnelly Lot 102 Asked if the board knew how many people sent in the \$150 owed for sidewalk maintenance.

Bob Wiebusch stated he did not know.

Patti Quinnelly Lot 102 stated that it was not made clear to send in \$150 with annual fees. She stated we did not even vote on the Sidewalk Initiative until the 15th of January, and we had already been sent a bill for January 1st so it wasn't in there. She also asked how do we know how many people paid dues but not how many people paid \$150 for sidewalks?

Kim Seyer stated Marc Miller is not here and they have been intensely working on insurance.

Frani Chichester stated that the board did not have a treasurer until tonight.

Martha Singler Lot 41 stated it was clearly stated in the proxy that the \$150 would be owed by residents should the Initiative pass. She also stated that if Kim would like her to send out the remainder email after Kim wrote it, she could send it out in the HOA email.

Sue Bell Lot 21 asked about the sidewalks shared with the golf course regarding maintenance/repairs and asked how does that work with insurance?

Kim Seyer explained the insurance that we have to immediately respond to, and our first obligation is that of the homeowners. She stated there is more work to be done regarding sidewalks which will involve the golf course.

Sue Bell Lot 21 stated she didn't understand why the golf course wasn't held to the same standards as everyone else.

Kim Seyer explained it is an ongoing process and will be addressed.

• **Architectural Review – Kim Seyer, Kris Fanberg, Rachel Angers**

ARC Requests 2024		
January - March		
Approved		
Lot	Request	Outcome
21	Driveway and private sidewalk paver - sample	ACR approved on 2-18 and email sent on 2-18-24
100	SW Pure White /Trim SW Rockweed - incl pool cage	ACR approved on 2-18 and email sent on 2-18-24
42	4503 Sierra Madre roof tile	ACR approved on 2-18 and email sent on 2-18-24
121	Replace windows white frame/full glass doors	ACR approved on 2-18 and email sent on 2-18-24
	Stain to match existing walnut on doors now	
111	Roof Tile Replacement /Terracambra Range #3664	ACR approved on 3-11 and email sent on 3-11-24
91	Driveway pad replacement/Match existing	ARC approved on 3-11 and email sent on 3-18-24
In Review		
115	more info requested	
24	White metal roof/Requested more info	

Violation Letters

Lot 8 – 3 large ladders in front of house and trash cans unscreened.

Lot 20 - conducting business from the resident that resulted in an increase in vehicular traffic in the community.

- **Landscape – Rachel Angers**

Our previous contact person for the landscape division at Juniper has changed. I met with Luis Aguilar, our new contact person, to go over their job description as outlined in the current association contract. Many areas of neglect were addressed.

I had Juniper check irrigation last week to make sure everything is in working order prior to the new landscape installation. Irrigation was also addressed along Ibis as there are many broken irrigation lines.

There is a down palm tree along S Ibis as well as a portion of an oak on N Ibis that I have received quotes and should be removed Tuesday 3/19. We are also waiting for quotes to remove pepper trees along North & South Ibis. As a reminder, pepper trees are invasive. If you have Pepper trees on your property, it is in your best interest to have them removed.

I have received quotes to clean/add new flowers, plants & sod to both islands at entrance, and underneath Serenoa signs. This project should be started in the next two weeks.

Kim Seyer asked if Rachel could expand on South Ibis progress for the poor condition it's in?

Rachel Angers stated the area looks neglected- she spoke with Juniper and the new contact person as they are responsible for maintaining these areas and these issues have been addressed and they have started the cleanup of Ibis. They are coming today for trimming and cleanup of palms on North Ibis. She also stated their contract is coming up for renewal and will be under review dependent upon their performance.

She also stated the front entrance is to be refurbished and she has a few quotes for that.

Paul Mackler 103 asked if filling in the gaps along Ibis is part of the proposal.

Rachel Angers stated not this current proposal and explained irrigation is the issue and is considering a wall or fence as a possibility. She also explained irrigation lines were cut. Juniper did state they would look at areas with gaps and give possible solutions.

Kim Seyer stated that a dripline is another possibility and at another point in time did work.

Kris Fanberg explained irrigation comes from the pump at the front and will be challenging to establish irrigation all the way down Ibis.

Rachel Angers will have Juniper assess cut lines along Ibis.

Paul Mackler Lot 103 states he understands about irrigation but has been bringing it up at multiple meetings for two years. He explains there will be construction and issues that need to be addressed. He states shrubs take time to grow and we will soon see construction- there are 51 homeowners that have exposure to Ibis that will be staring at the construction. Traffic has also increased significantly.

Kim Seyer explained the pepper trees are getting out of hand and they need to be addressed along that area as trimming them burns up money. She stated we recognize everyone wants to see something get done and we are actively working on it.

Rachel Angers stated she will be working on the issue of gaps along South Ibis as she realizes this is an issue that needs immediate attention.

Diane Lot 24 Will the palms on Ibis be trimmed that block the view when you look out from entrance?

Rachel Angers stated they will be addressed tomorrow.

Patti Quinnelly Lot 102 asked where are the pepper trees that we spent \$17,000 on last year and are currently spending money on this year to remove? Patti also offered to experiment and, at her own expense, plant native plants behind her home along Ibis.

Kim Seyer explained there are pepper trees all over the neighborhood on almost every road.

Patti Quinnelly Lot 102 asked if some of those areas belong to the golf course and who pays for pepper tree removal?

Martha Singler Lot 41 explained it is a 50/50 split with the golf course for pepper tree removal in the wetlands or mitigated wetlands.

Patti Quinnelly Lot 102 Stated that it should then be a 50/50 split with them for Ibis.

Kim Seyer stated she will follow up on responsibilities of golf course regarding removal of pepper trees in certain areas.

- **Hearing – Sam Ralston**

There is nothing to report currently.

- **Gate/Security - Mike Fanberg**

On March 7 a small red SUV hit the left exit arm and broke it off. The license plate camera was unable to read the plate because of glare from other lights at the gate. Therefore, we do not know who did it. There were other cars in the vicinity at the time. If anyone saw anything, please let us know.

We have installed padlocks on all four arm controllers because someone has gained access to the control box and turned them off so that the gates stay open.

Thank you-

Mike Fanberg

Kris Fanberg states that the fishing in Serenoa development has become ridiculous and involves many golf carts coming in from other communities/areas. Many are from Rivo Lakes and they are fishing on residents properties.

Kim Seyer states that Serenoa Lakes contacted her because Serenoa kids were fishing in their community, and they are very frustrated. They are sending us pictures and they are not kids from Serenoa but presumably Rivo Lakes.

Kris Fanberg states per security cameras at front gate it is all outside golf carts and they are continuously breaking arms at front gate.

Multiple residents and Board members agreed our community should talk to the association at Rivo Lakes about this issue.

Kim Seyer stated she had an update on the MURT (multiuse recreational trail, i.e., wide sidewalk) that was to be constructed on Ibis - is on hold due to a property owner on the corner of Hawkins and Ibis

- **Infrastructure –**

- **Pond Maintenance –**

Frani Chichester states moving forward she will keep a close eye on and address water level issues and vegetation growth.

- **Welcome – Suzanne Reynolds/Martha Singler**

We welcome Irina & Bradley who recently purchased Lot 106. We look forward to meeting both of you!

- **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 events:

Serenoa's first Flamingo Party hosted by Suzanne & Bruce Dundon. All 43 attendees "Flamingoed" in tropical attire, played fun games for prizes, and feasted on delicious potluck dishes. This event was enjoyed by all!

Please consult the online Sentinel for photos of this fun event.

Please look for the following events happening in the coming months:

April 7 – Serenoa Neighbor Brunch

April 20 – Blood Drive in the clubhouse parking lot

April 23 - Serenoa's First Game Night ~ Hand and Foot

May 4 – Kentucky Derby Party

As always, please let us know if you have any suggestions or ideas!

Kim Seyer explains that with new insurance for communities, all vendors hired for our community must have a \$1 million liability insurance policy. She states she looked at other options for insurance and they all have the same requirements for vendors.

Patti Quinnelly Lot 102 asked about the contracts already signed with vendors for the year?

Kim Seyer stated if they occur after March 31st, they must meet new insurance requirements.

Michael Patrick Lot 190 asked what about if events take place at the golf course facility?

Kim Seyer explained it is still our HOA insurance if it is a Serenoa event. She also explained this is for common areas only and not inside private residence. She is still consulting with the attorney about this as it is uncommon for vendors to have this much insurance.

- **Children's Social –**

Nothing to report.

7 Unfinished Business

Martha Singler Lot 41 asked if Kim Seyer could make a motion to let Paul Larson have authority to move money around with various Serenoa accounts as he has done for years and as he has done for Marc Miller.

Kim Seyer explained she would need to talk to Marc Miller before making that motion and did not feel comfortable making that motion at current meeting.

Suzanne's Reynolds Lot 125 asked if Serenoa Lakes has permission to use our tennis courts.

Kim Seyer stated she went over to tennis courts on a busy day there and questioned people using courts their names and if they lived in our community and these people would not give her their information. She stated Serenoa covers all costs for the tennis courts and is an asset to our community and could be a liability if nonresidents are using our tennis courts.

Multiple residents and board members agree this is an issue and needs to be addressed.

Frani Chichester stated we need a tennis court coordinator.

Kris Fanberg stated during Covid there were many nonresidents using Serenoa tennis courts and agreed there needs to be a card or different system.

Martha Singler Lot 41 stated that the boom in pickleball has also created issues as there is increased usage of the tennis courts. She agrees the tennis courts should be exclusively Serenoa residents.

Kim Seyer asked for a show of hands who agreed that the tennis courts should only be accessible to Serenoa residents-majority was in favor of restricting use of the tennis courts to non Serenoa residents/guests.

Michael Patrick Lot 190 states it is a big liability having other people use the tennis courts and should be restricted to Serenoa residents only.

Kim Seyer did speak with Serenoa Lakes HOA and they agreed will abide if our community decides to restrict usage to their residents and to inform them when a decision is reached.

Mindy Banks Lot 20 states that a gate could be installed with scan cards as was used at her last community. The computer documented all information on each scan. It tracks who is coming and going. We could raise the one lower portion of the gate.

Patti Quinnelly Lot 102 stated a key fob at walk through access gates at entrance could be helpful with security.

Mindy Banks Lot 20 explained that at Serenoa Lakes each residence has their own 4-digit code at entrance gate. The system could track misuse of individual residence code. She explained this would be great for guests arriving late or if gate call missed. She states there is lots of technology available.

Martha Singler Lot 41 stated that the time of the gate closure was changed at a previous board meeting and, if the Golf Course agreed, the time could be changed to have the front entrance gates close earlier.

8 New Business

9 Homeowner Comments

10 Date of the Next Meeting – May 20, 2024

11 Adjournment at 8:07 pm