

Serenoa Sentinel

A Family & Golf Community



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March 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.

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
March 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

2021 Adult Social Calendar

<u>DATE</u>	<u>EVENT</u>
April 11, 2021	New Neighbor Picnic - Twin Lakes
May 2021	Blood Drive
September 2021	Blood Drive
October 9, 2021	Block Party
November 2021	Food Drive
December 1, 2021	Ladies Gift Exchange
December 11, 2021	Adult Christmas Party

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

SERENOA COMMUNITY ASSOCIATION

Board of Directors Meeting

Monday, March 15, 2021

7:00 P.M.

SERENOA GOLF CLUB

Notes

1 Call to order.

The meeting was called to order by President Martha Singler at 7:00 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: Martha Singler, Kristin Fanberg, Duane Steyer, Suzanne Reynolds, Cary Chichester, Arun Rao, and Robert Wiebusch represented PCM.

4 Approval of the December 7, 2020 meeting minutes.

Kris Fanberg, moved, seconded by Cary Chichester, and passed unanimously to approve the December 7, 2020 BOD Meeting Minutes

5 Correspondence/Property Manager Report – Bob Wiebusch

The following annual payments have not been received:

Lot 88 – Reminder sent on February 15

Lot 94 - Sold 1/15/21 to Michael and Kelly Enriquez – Title company did not send a recorded warranty deed to PCM or the \$900 annual fee as stated on the estoppel. We have changed our records and will be sending an invoice to the new homeowners.

Lot 153 – Sold 10/30/2020 – Title company did not send a recorded warranty deed to PCM. We have changed our records and we are sending an invoice to the new homeowners.

6 Committee reports:

- **Finance -
Balance Sheet**

Assets are \$1,568,602 as of February 28, 2021.

Our largest concentration of interest-bearing assets is held at TD Ameritrade where there are 15 different Certificates of Deposit that have maturities ranging from July 2021 (\$300,000) to September 2025 with an average yield of 2.1%. Expected annual interest income earned on these CD investments in 2021 is \$25,063 vs \$29,231 for 2020. We use interest income on these investments to help reduce future annual assessment increases, therefore any reduction in interest income puts pressure on our goal of minimizing annual assessment increases.

All receivables are current with Serenoa Golf Club as of January 31.

There are 6 annual assessments not fully paid for the 2021 year and 1 assessment remains unpaid from the 2020 year (\$1,934). That property is in the process of being listed for sale, and if sold the HOA will receive payment from the proceeds.

Reserve Expenditures

The only Reserve Expenditure was \$192.60 that was to CIA ACCESS who services the front gate. I have not seen this invoice and am in the process of trying to identify the nature of this expenditure but I believe it represents a monthly charge that should have been charged to A/C 77360 Security Service - Gate. Kris wants to further investigate the bills. The gate company came out to fix the gates but had to return a second time. We are unsure if two bills were generated since the gate should have been fixed correctly the first time. There is also a question of who is receiving the bills for the gate. It should not be PCM. PCM should not be paying these bills without approval and/or investigation. For now, we will hold the check until the bill is further investigated.

Operating Expenses

The overall year-to-date expenses for February are below budget by \$5,254, however for financial purposes the annual budget is divided evenly into 12 months. Consequently, some expense items will fluctuate from the monthly budgeted amount due to timing differences throughout the year.

For Instance, Postage, Printing & Supplies is over budget for YTD by \$820 because 2021 Resident Directory was printed in February. Website Expense is over budget by \$148 due to timing differences caused by an advance payment made in January.

Income Taxes is under budget by \$1,169 because federal tax estimates are paid quarterly but the annual expense is budgeted monthly.

To compensate for these timing differences, I have asked PCM if they can present the Income/Expense statement on a comparable basis with the prior year, but I've been informed their software doesn't have that capability.

Insurance Renewal

The Serenoa Directors & Officers, liability, Fidelity Bond, Umbrella, & Workers Compensation policies are up for renewal at the end of March. I have attached a copy of the quote from our agent, Insurance Service of Sarasota. The total cost of all 5 policies last year was \$3,825. The renewal quote is \$3,964, an increase of \$139 or 3.5%. The increase is specifically related to the Liability policy (9.6%) and the Umbrella policy (6.9%). I am recommending we renew these policies as quoted.

We were quoted a price for Legal Defense Gap insurance, which would provide legal defense costs for claim denials. This was included as an option on our quote because it is a newly offered coverage just in case we were interested. The annual cost of this additional coverage would be \$1,268. I am recommending we do not add this coverage. I have discussed it with the previous Treasurer, Paul Larsen and neither of us feels it is necessary.

For insurance purposes, Bob Wiebusch recommended we keep a log of volunteers and keep track of who worked on which day.

- **Architectural Review**

Requests for approval for 2021:

Lot #94 Play set site location approved directly behind house, not visible from street, and approval for a hedge.

Lot #110 Diseased and lightning struck boulevard oak removal approved. Replacement of the oak with a Black Olive tree will be done.

Lot #56 Generator approved, to be screened by wall, hedge, or located in garage. Propane tanks must be underground.

Lot #26 Repaint house original color approved.

Lot # 115 Roof paint color approved.

Lot #145 Invisible fencing or Halo alternative approved.

Lot #54 Pool cage request and lanai paver installation approved.

Lot #74 re-paint garage doors and replace gutter approved.

Lot #58 Landscape renewal approved.

Lot #157 Asphalt shingle roof approved.

Property inspections are being done and will be reported to the board by the end of the month.

Our street lined tree canopy makes our community not only beautiful, but desirable, and unique. The ARC committee respectfully asks that our HOA board consider an amendment to our covenants that, when given approval for removal of one of our boulevard trees, Black Olive trees (*Bucida buceras*, common name Shady Lady) be **required** for replacement to maintain our canopy. The root system of these trees will not cause the same issues that the oak trees do. They are fast growers and provide a beautiful canopy.

Covenants are designed to preserve, enhance, and protect our homeowners and their property values.

Although asphalt shingle and tile roofs were both initially accepted in Serenoa, home prices were considerably less than what they presently are. The Architectural Review Committee feels strongly that value to our community and to each homeowner is best preserved by tile roofs. A tile roof is more compatible with the architecture found predominantly within our community.

Therefore, from our considerable discussion at the March 3 meeting of the Architectural Review Committee meeting, we recommend to the Serenoa HOA Board that it consider amending relevant current covenant(s) that refer to roof options to reflect our strong desire for the installation of tile roofs. We believe that such a practice will not only reflect more uniformity of style, but also increase the aesthetic atmosphere of our community, thereby enhancing our property values as well.

Discussion between Patti Quinnelly, Lot 102, and Board members:

During the discussion of these potential covenant changes there was a discussion regarding the protocol regarding covenant changes. There is uncertainty about whether a simple majority vs. 2/3rd majority would be required as well as to how the votes would be obtained. The plan is to further investigate the protocol.

Some of the aspects of the covenants discussed specifically included the following:

- Gate closing times. Times have changed and staff for the golf course leave by 6 pm, but the gates doesn't close until 9:30 pm on the weekends. Given the number of houses being built in our adjacent areas and inevitable increase in traffic, earlier closure of our gates should be considered.
- There was also a discussion regarding the possibility of requiring tile roofs on all roofs built after a certain year. All current roofs would be considered grandfathered in. Martha encouraged the board to look at the covenants in their entirety to see if there were any issues that needed to be updated with the times. She also asked Patti Quinnelly to present the paint color palette approved by ARC to the board for final approval.

As a reminder:

Serenoa Community Association Architectural Review Committee:

Any and all improvements or changes affecting the exterior of the home require approval of the ARC. This includes (but not limited to) additions, exterior paint color changes, roof/pool cage/window/lighting changes, landscape design, tree issues and the installation of new hurricane shutters. Contact the ARC Chairperson as shown in your directory.

- **Security -**

Nothing to report at this time.

- **Gate -**

There were only two incidences when the gates didn't close but this was remedied.

- **Infrastructure -**

Nothing to add at this time.

- **Pond Maintenance –**

The only real activity since the last report is alligator related. We had a report of a large (at least 8 ft) gator becoming aggressive on lot 18 at 7201 N. Serenoa. This is pond 1 on the north side of the front entrance. A call was made to Florida Fish and Wildlife and it was discovered that another neighbor at a nearby address had already made a call and a permit had already been issued for a trapper to come deal with the alligator. I asked to be added to that complaint and was told I'd be notified but so far no notification has been received. Normally, the FFW would not have agreed to hire a trapper without the board being involved, but for some reason they agreed to handle this before the board got involved.

We had another complaint on 2 gators (around 5 to 6 ft) becoming aggressive from lot 94 at 7389 South Serenoa. This is pond 13 and is on the south side of the front entrance. I responded to Kelly Enriquez and indicated I'd like to talk to her to get more information on the alligator's behavior on two separate occasions and left messages. So far, I have not heard back from her and no further action has been taken at this point.

It should be noted that this is mating season and gator activity is higher than normal at this time of year. It should also be noted that while occasionally it is necessary to remove a large aggressive gator, most of the smaller gators in the 5 ft range or less are not really a threat, although care should still be taken with small children and pets. Most of these gators are more afraid of you than you are of them and will quickly abandon the shoreline where they are usually found sunning if approached.

The gators are a fact of life if you live near water in Florida. If you remove one, another will likely take its place very quickly. Incidences of truly aggressive behavior are not that common. The level of activity is somewhat seasonal and particularly high this time of year. While we certainly do not want to see anyone get hurt or be fearful, the fact of the

matter is that they are residents of the area as much as we are and living on lakes in Florida invites exposure to them. A bit of caution and awareness goes a long way to preventing problems.

There have been no reports of any invasive grasses or other water plants since the last report.

- **Welcome -**

We welcomed one new family to Serenoa in March. Marc and Kelley Miller and their two girls - Chloe and Ashlee. Their address is 6469 Taeda Dr.

We have 2 houses currently on the market: lot 151 and lot 31.

- **Landscape Maintenance -**

The fountain's older pump motor went out and needed to be replaced. Cost: \$550.00

When the county came out to repair the sidewalk at the entrance they cemented over and broke our irrigation system. Repairs were \$404. We have submitted the bill to the county for reimbursement.

New landscaping will be going in soon in front of the Serenoa signs.

There are two holes in the asphalt in the road entering Serenoa. It is unclear if this is the responsibility of the city or Serenoa.

- **Adult Social –**

The Social Committee looks forward to coming up with some Covid Friendly ways to enjoy time with friends and neighbors in 2021. First up on the calendar is a neighborhood picnic focusing on inviting and meeting the newcomers to Serenoa. Please reach out to a new neighbor you have in your area and personally invite them to the Community Picnic. It will be held on Sunday, April 11th at the large Twin Lakes Pavilion beginning at 3pm. Check your mail tubes and emails for more details. Other ideas are brewing including a street party with music and a food truck. We will keep you informed as more events are solidified.

- **Children’s social –**

The Children’s Social Committee recently had our first event of 2021: Outdoor BINGO. We had a great turn out, and the kids had a great time. Thank you to everyone who came and helped make our first event of 2021 a success!

This makes us so happy and we are looking forward to more fun events this year. Our next event is still in the planning stages but is sure to engage the families of Serenoa in a fun-filled and safe way.

- **Hearing –**

Nothing to report at this time.

- **Unfinished Business –**

- We were all in agreement that the sale of the easement by Serenoa Golf Club to a third party was not in the best interest of Serenoa. The Club has yet to respond to our rejection of their proposal.

9 New business –

- Suzanne Reynolds asked if we could change the policy regarding gate access devices. At this time, residents may purchase a gate clicker for \$75 (refundable), a gate card for \$15 (refundable), and/or a non-refundable RFID for \$10. Suzanne proposed the gate cards become non-refundable. This would make it far easier to manage from a tracking standpoint as well as simplify the process in general. This measure passed unanimously and takes effect today, March 15, 2021.

10 Homeowner comments –

- Patricia Quinnelly (Lot #102) would like to have the grey Verizon boxes painted green so that they are better hidden/camouflaged. The board will assist in completing this project.
- Arun Rao (Lot #143) recommended more communication with the residents of Serenoa regarding the requirement of the HOA’s input in regards to the development of our community. Issues regarding landscaping, additions/removal of aspects of the homes, exterior paint choices, architectural changes and notification of issues with the local wildlife require board approval/involvement. Martha agreed this might be helpful and recommended a quarterly communiqué as an option.

11 Date of next meeting – May 17, 2021 at 7:00 P.M.

12 Adjournment. The meeting was adjourned at 7:55 P.M.