



Serenoa Sentinel

A Family & Golf Community

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May 2022

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

We have resumed Bunco. We play the third Wednesday of each month and there is a \$5 entry fee which makes our prizes for the evening. Usually we gather about 7P.M. and roll the dice at 7:30. We are trying to recruit new players and subs as our neighbors are changing so please invite anyone interested to call Ronnie Lichtenstein at 941-927-0648 or send an email to leonard88@verizon.net.

2022 Serenoa Business Events Calendar

<u>DATE</u>	<u>EVENT</u>
January 17, 2022	Annual Homeowners Meeting- Club House @ 7 pm
March 21, 2022	Board of Directors Meeting - Club House @ 7 pm
April 2022	ARC Community Inspection
May 16, 2022	Board of Directors Meeting - Club House @ 7 pm
August 15, 2022	Board of Directors Meeting - Club House @ 7 pm
October 17, 2022	Board of Directors Meeting - Club House @ 7 pm
November 2022	ARC Community Inspection
December 5, 2022	Board of Directors Meeting - Club House @ 7 pm
Serenoa ARC meets every 1st Wednesday of the month at 7325 S Serenoa Dr @ 11 AM	

2022 Adult Social Calendar

<u>DATE</u>	<u>EVENT</u>
January 14, 2022	Ghost of Christmas Past
March 5, 2022	Neighbor Open House
April 24, 2022	Picnic at Twin Lakes
May 7, 2022	Blood Drive
May 14, 2022	Spring Cleaning
June 12, 2022	Co-Ed Bunco
September, 2022	Ladies Coffee Social
October 15	Block Party
October 10-21	Food Drive
November, 2022	Blood Drive
November 30, 2022	Ladies Gift Exchange
December 10, 2022	Christmas Party

* details will precede events

2022 Children's Social Calendar

<u>DATE</u>	<u>EVENT</u>
January 2022	Nerf gun battle
February 2022	Valentine's Party
March 13 2022	Bingo
April 10 2022	Easter Bunny meet & greet w Egg Hunt
May 2022	Play Doh sculpting challenge
May 2022	Middle & High School pickle ball tourney
June 2022	Summer Bike Parade followed w Water Slide
July 2022	Little Kid's book reading w cupcake decorating
July 2022	Ice Cream Social and pack the backpack!
Aug or Sept	Kids Trivia or Pictionary
October 2022	Halloween Party Potluck
November 2022	Painting with a Twist
December 2022	Christmas Party

* details will precede events

SERENOA COMMUNITY ASSOCIATION

Monday, May 16, 2022

7:00 P.M.

SERENOA GOLF CLUB

NOTES

AGENDA

- 1 **Call to order.** The meeting was called to order by Vice president Kris Fanberg at 7:00 pm
- 2 **Proof of notice.** Meeting notice was properly posted by the entrance sign, website and Serenoa Sentinel Newsletter
- 3 **Establish quorum.** Kris Fanberg, Cary Chichester, Suzanne Reynolds, Joe Moon, Duane Steyer, and Arun Rao
4. **Approval of the March 21, 2022 meeting minutes**– Cary Chichester motioned to approve, seconded by Suzanne Reynolds and unanimously passed by the board,
5. **Correspondence/Property Manager Report – Bob Wiebusch**

Since the March 21, 2022, meeting: A second letter was sent to a homeowner to repair or replace their driveway.

As of May 12, 2022:

- one homeowner has a balance from January 1, 2022 annual dues.
- 161 Homeowners have paid the complete special assessment due March 31.
- 31 Homeowners paid half with the balance due July 31.

6. Committee reports:

Finance Report -Duane Steyer

This report is based on the March 31, 2022 Financial Statement since the April statement is not available from PCM.

Balance Sheet

Total Assets are \$1,723,775 as of March 31, 2022 vs \$1,683,655 on February 28, 2022.

Our largest concentration of interest-bearing assets is held at TD Ameritrade where there are 14 different Certificates of Deposit that have maturities ranging from July 2022 (\$50,000) to September 2025 with an average yield of 1.5% (compared to 2.1% a year ago). Expected annual interest income earned on these CD investments in 2022 is \$17,791 vs \$24,635 in 2021 and \$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.

As of 3/31/22, there was a receivable from Serenoa Golf Club in the amount of \$5,916, this amount has since been paid.

There are 4 annual assessments not fully paid for the 2022 year totaling \$3,655.

Reserve Expenditures

Thru 3/31/22 we have spent 14,024.50 for legal services relating to the Wetlands acquisition.

Operating Expenses

The overall year-to-date expenses for February are below budget by \$5,153, 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.

Legal fees are over budget by \$2,840 YTD due to ongoing legal services unrelated to the Wetlands acquisition.

Income Taxes are under budget by \$1,850 because federal tax estimates are paid quarterly but the annual expense is budgeted monthly.

Architectural Review - Patti Quinnelly

The April 6, 2022 meeting was called to order by Jim Bailiff.

Proof of notification by the sign at entrance.

Established quorum. Patti Quinnelly, Jim Bailiff, Claudette Giever.

The minutes of February meeting were approved. There was no March meeting.

Unfinished business:

1. Discussion of sidewalks maintenance.

ARC would like the board to address the issue of the maintenance of the sidewalks. This is an issue that is important to the community. ARC would like to know the Board's plan on sending out communication to the homeowners regarding this issue.

New Business:

1. Lot #20 – Extended cage length and replace pavers - approved

2. Lot 102 – Re-landscape front and add courtyard. – approved

3. Lot 134 – Removal of oaks denied. Removal of accent tree - approved

4 .Lot 84 - Removal of short privacy wall by pool to replace with Florida native plants – approved

4. Lot 135 – Removal of diseased palm. – approved

The May 11, 2022 meeting was abridged because of lack of requests. The Bells requested approval for re-painting of their home with the current color. This was approved by consensus.

Infrastructure - Joe Moon

Community Roads: Two bids were provided on repaving community roads and presented at our March 21st meeting. While we are still working on obtaining more bids, we have discussed with the finance committee to budget for the project beginning in the first half of 2023.

Tennis Courts: As we discussed at the March 21st Board Meeting, the tennis courts are in need of being resurfaced. If we wait too long, the underlying base could be damaged, thereby making the resurfacing job a much more expensive one in the long run. A few weeks ago, several tennis players, including Suzanne Reynolds and Martha Singler, met with the owner of Zafir (bid is \$9,700 versus the \$13,600 from Welch with comparable products used in the resurfacing) to see a court that he had resurfaced. The manager of that establishment was also present. The court had been badly damaged but the end result was spectacular. The manager highly recommended Zafir to our group.

The resurfacing material will be similar to what is presently on our courts, a hard surface. It was suggested that we look at a more rubberized surface to make the impact less severe on the joints of the players (has double the court life as well). However, this rubberized surface literally cost double of the \$9700 bid. At present, the Tennis Court Reserves has \$18,552. If the rubberized surface was used, the cost would exceed the Reserve monies.

With the resurfacing, Zafir will also give us 2 complimentary Pickle Ball nets to use on the back court (there will be a pickle ball court on both sides of the back court in addition to the tennis lines). The color on the courts and lines presently on the courts will be replicated.

Joe Moon made a motion to use Zafir to resurface our courts for a cost of \$9700. The work will be done at the beginning of June and will take approximately 1.5 weeks. Carey Chichester seconded the motion and the motion was passed by the Board.

Pond Maintenance - Cary Chichester

Recent rainfall has begun the process of refilling the lakes with water. Levels in some of the ponds that have no input of water from other sources than rainfall and runoff from the storm sewers have been particularly affected over the dry winter. We still need to be diligent in looking at the overflow systems on these ponds to make sure they are working properly if the ponds do not return to normal levels as the rainy season gets into full swing. We continue to have a fair amount of activity with several reports and requests for removal of gators being logged this spring. The two most recent requests have been deferred until more evidence has been observed and reported of actual nuisance activity by the gators beyond floating around in the ponds during mating season.

Florida Fish and Wildlife is very responsive and the gator hunter we work with has done a very effective job of removal of nuisance gators in the past. If either of these situations evolves into something requiring intervention, we will make the call and take care of them but unless there is an actual nuisance situation, we will generally side on leaving the gators alone. As I explained to the homeowners registering the complaints, if you live on a freshwater body of water in SW Florida, you are going to have alligators present. If we remove them and have them killed, there will be new ones arriving shortly to take their place.

We are still trying to get some response out of Admiral, the new pond maintenance company that took the place of Aquagenix as the pond maintenance provider for the golf course. We believe there are some areas where there has been some growth of unwanted grasses and weeds beyond the designated littoral shelf areas, and we will attempt to have those cleared up should the homeowner desire it. Unfortunately, there are many areas where the littoral shelves are

redefining and shifting with the rising and falling of water levels and some of these will not be mitigated if the plant growth is indigenous desirable growth for wetland preservation. It is up to Admiral (specifically Mike Kaighin, formerly of Aquagenix) to make the calls on these and I am hoping to get a better response from him going forward on looking at these situations, but it has been difficult in the transition from Aquagenix to Admiral to get much in the way of a response.

Landscaping/Irrigation – Kris Fanberg

The damage done by a truck in the grass on Ibis was fixed, along with irrigation.

Juniper has been doing a great job. They are coming out to plant a bit more around the sign but we are somewhat limited because of budget. The plants seem to be thriving and this is likely because of improved irrigation.

Three days ago, the lights at the front of the community were out. The island/entrance call box was working fine. Mike Fanberg has tried to identify the problem unsuccessfully. Cam, our handy man will be looking at the system to try to fix it.

Children's Social - Jen Dehn/Catherine Davenport

The children's committee hosted an Easter Egg Hunt at the tennis courts. We had crafts, snacks, face painting and a huge egg hunt. We had a great turnout for the event and the kids had a wonderful time. After the festivities, we had an Easter golf cart parade around the neighborhood. Thank you to the neighbors who participated in the parade!

We are looking forward to upcoming events over the next few months-Play Doh Sculpting, End of Summer Ice Cream Social and Potluck and Kids Book Reading & Book Exchange (save your books your kids are growing out of for this event!).

Can't wait to see you at the next event!

Adult Social –Sue Bell / Laura Williams

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

Since the last report in March, we have sponsored the following events:

- The Family Picnic at Twin Lakes was held on April 24 but was not well attended. Please let us know if you have any thoughts for improvement for this event.
- The Big Red Bus from One Blood held our blood drive on May 7th at the Serenoa Golf Club. Although the official report is not available yet, we think we had 11 whole blood donors and 1 double red blood donor.
- Happy Hour will continue on the second Friday of the month. April's was not well attended due to a notice of no food available. There were at least 36 residents and friends who participated in the May Happy Hour ordering food from the Club menu, meeting neighbors, and enjoying the social interaction.
- The Little Library that was housed in the foyer of the Club House is now in limbo. Books were being exchanged. We will try to find a solution to being more visible to our community.
- The Spring Cleaning was canceled.

Plan to attend the adult Co-Ed Bunco at the Club on June 24. Buffet dinner available. Information will be distributed the first part of June.

Events being discussed-- Ladies coffee, Block Party, Christmas Party, Progressive Dinner or Around the World.

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

Welcome Committee Report - Suzanne Reynolds

I would like to welcome two new neighbors to our Serenoa community:

Danny and Stacy Morton 7272 North Serenoa lot 191 and Ray and Terrie Drenth 7444 Myrica Dr lot 61.

Hearing – Sam Ralston

Nothing to report at this time.

Gate/Security – Mike Fanberg

The incoming visitor side gate continues to be a challenge. It seems to be ok one day, and then stuck in the open position the other. We continue to work on it and have contacted multiple other companies to evaluate the system. It is a work in process.

7 Old Business

Paul Cherry, Lot 144, appealed the ARC's decision to deny the removal of a tree that he had requested to be removed. Board members scheduled visits with Paul to look at the tree in question.

Paul asked that the board give him the due process that he is entitled to and is asking for objectivity when considering his request. He pointed out that this issue requires the board to look down the road to see what could happen should his tree be left in its current location.

Kris Fanberg assured Paul that the board was looking at his case objectively and without preconceived notions. The board's goal is to look at all requests at face value and as such, the board wants to make sure that the right thing is done with every situation. Every situation is different, and we make decisions on a business level and not a personal level.

Paul reiterated that the tree would be a liability down the road and it's a risk that he would have to take.

Cary Chichester made a motion to have the board voice their individual opinions about this issue and Suzanne seconded that motion.

In Cary Chichester's opinion, what he saw when looking at the tree was that it was leaning away from his house at a rather severe angle. He reported seeing roots going under the sidewalk but couldn't see where these roots were going. ARC's recommended to cut the roots directed at the house. Carey reported concern that the tree is leaning at such an angle that a strong wind would likely blow it over if the roots were cut. This would cause more damage than removing it now. Carey reports that Paul agreed to plant another approved tree if he were given permission to remove the tree in question.

Paul agreed that he would be willing to plant an approved tree per the requirements of the ARC committee at his own expense.

Joe Moon observed the tree leaning and saw this issue as an isolated one. Paul also agreed with Joe regarding replanting an ARC approved tree in a different location in his front yard. After evaluating the tree, Joe agreed that with the tree leaning as far as it is along with the roots potential for destruction, removal of the tree is a reasonable request.

Suzanne Reynolds also reported seeing the tree leaning over when she went over. She also reported that the tree was root bound and right now there is no damage to the walkway that she could see. She believes that if a significant storm or hurricane came through, that the tree might go down. She reiterated that if Paul were to take the tree down there would need to be very specific parameters as to what is planted, the height, and make sure it survives for 5 years or it would need to be replaced again.

Paul again voiced that any replacement that he would want to make would have to be approved by the ARC committee. ARC would use their standards to set his standards on replacing the tree. Paul agrees that he would plant a tree that would grow and flourish and be a tree on the approved list of the approved size.

Kris Fanberg asked if the covenants were specific to the time period allowed between the removal of the tree in question and the replanting of the approved replacement tree.

Cary Chichester reported that the time frame in the covenants in relation to the completion of a home to when the accepted number of trees must be planted is 30 days. This is the most consistent time frame and Paul Cherry agreed to this request.

Kris Fanberg confirmed with Paul that if the tree were to come down then Paul would agree to plant an ARC approved tree in an ARC approved location 30 days after the tree removal.

Arun Rao reported seeing the tree first-hand as a result of living next door. She suspects this hurricane season will be a bit more active than in the past and understands the concern for potential damage the tree might cause if it were to come down. As long as Paul is willing to abide by the requirements of ARC and replace the tree accordingly, she is not opposed to allowing for the trees' removal.

Kris Fanberg was impressed that the roots of the tree have not already disrupted the walkway. From that standpoint, she doesn't see the need for removal, but after taking into consideration the significant lean of the tree she agrees that it is a hazard and that the request for removal is reasonable.

Cary Chichester made a motion to vote and proposed that based on Mr. Cherry's agreement to replace the tree with an approved canopy tree by the ARC within a 30 day period of removal of the tree in question. The tree in question appears to be leaning at such an angle that we have concerns about its safety and so Cary made a motion to override the initial decision by the ARC and allow for the removal of the tree. Arun Rao seconded the motion. A vote by the board was 4:1 in favor of removal of the tree in question.

Mr. Cherry reports that the tree will be removed within the next couple of days and he understands that he will review the list of approved trees with his wife and he will submit the plans to the ARC in order to gain approval.

Kris Fanberg will inform the ARC of the decision made and will also let them know that Paul Cherry will be contacting them to arrange for replacement of the tree.

8 No new business

9 Homeowner comments

Paul had concerns about the gates discussed earlier in the meeting. He was concerned about the money being spent on constant repairs. He is asking the Board to consider a better solution. He would like the Board to take a look at who is fixing the gate and maybe bringing in someone else who can fix it once and for all.

Kris Fanberg relayed that we are using a company by the name of CIA. This company is coming out at no cost to fix the gates when they break. Kris has contacted 3 or 4 new security companies and cannot seem to get a response. A new company has agreed to come out to evaluate our system, but for now, we are looking into the warranties and parts that are an issue in an attempt to find a final fix. All of these companies are 3 months out right now. It is a work in progress.

10 Date of next meeting is Monday, August 15th at 7:00 P.M.

11 Adjournment at 7:45 pm