



Serenoa Sentinel

A Family & Golf Community

Published by The Serenoa Community Association

May 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 goes 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

The Social Committee sponsored "Times Gone By" Appetizer Event on April 22nd. 5 resident homes were open to the 55+ participants. Attendees circulated through the 1920s, 1950s, 1960s, and 1970s while enjoying food and beverages from those time periods. Special thanks go to the Host homes: Dundons, Lucas/Stafford, McCoy/Smith, Lizzio/Keeler, and the Whitmers for all the work they put into this very entertaining and fun evening!











The Social Committee sponsored **CO-ED BUNCO** on **May 11th** at Whitetails. What fun!!!



Our Ladies Bunco on May 17th was hosted by Susan Schnack. Lots of laughs!!!



SERENOA COMMUNITY ASSOCIATION

Board of Directors Meeting

Monday, May 15, 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, Marc Miller, Cathy Aquaro, Cary Chichester, Todd Leavenworth, and Robert Wiebusch represented PCM.

4 Approval of the March 20, 2023, meeting minutes.

Motion made by Cary Chichester, 2nd by Todd Leavenworth. The motion passed unanimously.

5 Correspondence/Property Manager Report – Bob Wiebusch

Since the March 20, 2023 meeting:

All homeowners have paid the annual dues.

There are 2 homeowners who have a balance to be refunded.

There were no violation letters sent since March 8, 2023.

Robert Wiebusch

Community Association Manager

6 Committee Reports:

- **Finance – Marc Miller**

Serenoa Treasurer Report

May 15, 2023

Total assets for operating were \$198,500 for operating and \$1,450,023 for reserves. Total assets are up \$103,027 since 12/31/22.

Operations had \$154,489 in liabilities. Total liabilities are \$84,347 higher than 12/31/22, which is the change in prepaid expenses.

All owners have paid their assessments for 2022.

The expenses relating to the gate should be moved to reserves from When those are moved, there should be net income of approximately \$13,000 through April.

Reserves interest income is \$12,779 through May. The total interest income for 2022 was \$21,722. So, we are already over half of the prior year total.

Marc Miller

Treasurer

- **Architectural Review – Patti Quinnelly**

No report from ARC for this meeting.

Thanks.

Patti Quinnelly

- **Gate/Security - Mike Fanberg**

May 14,2023

Serenoa HOA security report

At this writing, all the gates are working. A new UPS backup system was installed by CIA. This system maintains gate function in case of a power outage and protects against lightning strikes.

The camera system we have includes a DVR that stores video for surveillance purposes. This system runs on Microsoft's Explorer software. Unfortunately, this software is no longer supported by Microsoft. Liftmaster, the MFG. of the

gate controllers has issued a “patch” to work around this problem. This new software is not a long-term solution, however, so we have requested a quote from CIA for a new DVR that works with the new Microsoft software.

Mike Fanberg

- **Infrastructure – Joe Moon**

I do not have anything to report for infrastructure.

Thank you.

Joe Moon

- **Pond Maintenance – Cary Chichester**

Serenoa Homeowners Association

May 15, 2023

Ponds Report

Water levels seem to have taken a significant step lower with the continued dry conditions. We could really use some significant rainfall to refill some of the ponds that depend on rainfall and storm drain flow to keep their levels up. Not all the ponds are this way in the community but there are several that are looking very low and in places where there are normally 3 to 4 feet of water even at the shallow areas, the birds are walking across without really getting much more than their feet wet. In some areas it is allowing for creep of invasive grasses and vegetation, extending itself out of the littoral shelf areas into areas where it really shouldn't be. I will be getting with Mike Kaighin of Admiral Environmental shortly to see what can be treated for removal without causing problems on percentage of littoral shelf as a percent of the entire pond areas. The weeds and invasive grasses are starting to be problematic.

Gator activity has continued to be fairly busy with several reports over the last 30 days. We are trying to limit removal to actual nuisance gators and not mess with the ones that are minding their own business and just cruising the ponds. We removed two more from the ponds north of Taeda in the 6400 area after removing a couple several months ago. Again, these were both good sized at 8 ft plus. They were showing some definite nuisance behavior being out of the pond significantly and up in back yards close to

Lanais. Ken Cowles got them out the same day we submitted them to him, and he indicated neither one of them moved or backed off when he approached them indicating that they were definitely nuisance behavior. This concludes my report.

Respectfully submitted,
Cary Chichester

Comments:

Todd Leavenworth stated he confronted a fisherman at one of the ponds in Serenoa explaining it is private property. Per Todd the fishermen became argumentative and disagreeable. Per multiple board members it was confirmed that it is private property and “No Fishing Private Property” signs at the entrance reiterate that. Calling the non-emergency Sheriffs’ number was suggested. Different strategies were suggested by multiple homeowners and Board members with the understanding that the Board will follow up with an email to the community.

- **Welcome – Suzanne Reynolds**
Welcome Report

Please welcome Steve and Jennifer Holl at 6637 Taeda Dr to our Serenoa Community!

Currently, there are three homes for sale, one of which is pending.

Suzanne Reynolds

- **Landscape Maintenance – Todd Leavenworth**
Serenoa Homeowners Association

May 15, 2023

Landscaping Report

Since our last board meeting there hasn’t been much activity with the landscaping.

Donald from Juniper Landscaping was contacted about several areas of the association that were being missed each week for mowing and weed care.

Most of the areas were towards the back of the property along the waterways and treed areas. The areas were addressed and going forward I will keep an eye on these areas so not to let this happen in the future. The proposal from Juniper to extend the hedge on the south side of the front entrance for \$5167.09 needs board approval. The removal of old annuals at the front entrance (both sides and middle island) and the planting of 150 new annuals with pine bark mulch for \$917.73 was approved and should start soon.

This concludes my report.

Respectfully submitted,

Todd Leavenworth

Comments:

Lot 59. Rachel Angers asked if the palms at the front entrance are included in landscaping maintenance- per Todd there is a 15ft maximum height per landscaping company. It was suggested to get bids for Palm trimming of larger palms at front entrance. Martha agreed to help Rachel request bids.

Lot 63, Kim Seyer also requested Todd to reiterate to landscaping company to maintain foliage at tennis courts. Todd agreed to follow up with landscaping.

Martha Singler asked about the Ibis south hedge project update. Todd stated he received a quote that exceeded \$5000. This will need board approval and will be voted upon at the next meeting per Martha. Marc Miller confirmed there are no financial reserves for hedges.

- **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 March, we have sponsored the following events:

- New Neighbor Open House on March 26th. This event was hosted by our new neighbors at their home, Marci and Curtis Bright on Erica Lane. This event was very well attended. The food was amazing and plentiful. We are

very thankful to the Brights for opening their beautiful home for this wonderful event.

- “Times Gone By” Appetizer Event on April 22nd. 5 resident homes were open to the 55+ participants. Attendees circulated through the 1920s, 1950s, 1960s, and 1970s while enjoying food and beverages from those time periods. The committee is grateful to the Dundons for providing the welcoming and closing events, and to the homes of Lucas/Stafford, McCoy/Smith, Lizzio/Keeler, and Whitmer for all the work they put into this very entertaining and fun evening!
- Co-Ed Bunco on May 11th at Whitetails Restaurant. 25 residents attended a fun game night. Prizes were awarded and a great time was had by all.
- Look for photos of these recent events in the next issue of the Sentinel and consider joining us for future events!

There are no scheduled events June through August, however, please look for these special events coming in the fall.

- Friday, Sept. 15th ~ Ladies Coffee Social
- October 6-20 ~ Annual Food Drive
- Saturday, Oct. 14th ~ Neighborhood Block Party

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

Laura & Patrice

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

Nothing new to report currently from the Children’s Committee

- **Hearing - Sam Ralston**

There is nothing to report currently.

7 Unfinished Business

Martha Singler addressed the request for condensing multiple metal signs at the front entrance into one or two signs. Joanna Benante has agreed to champion this cause and has provided a mock-drawing. Multiple homeowners

thought the sample sign drawing presented looked too crowded and thought two signs to condense the multiple signs would look better. Slide-in panels were also suggested in the event of needing to change information on the signs. Martha will continue to work w Joanna on reducing multiple signs to just two signs for a cleaner look.

Lot 74, Alan Pollak asked if it were possible to remove the bollards at gate entrance- per Martha the purpose of the bollards is to prevent tailgating from non Serenoa homeowners to gain access to our community. Martha will confer with Kris and Mike Fanberg who regularly review the security tapes from front entrance gates.

8 New Business

9 Homeowner Comments –

10 Date of the Next Meeting – August 21, 2023 at 7 pm.

11 Adjournment: The meeting was adjourned at 7:55 pm by Martha Singler.