



# Serenoa Sentinel

## A Family & Golf Community

Published by The Serenoa Community Association

October 2021

## 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](http://myserenoa.com) or send any correspondence to [serenoaarc@gmail.com](mailto: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 941-232-9889 and [tk34251@gmail.com](mailto:tk34251@gmail.com).

### Ladies Bunco

We resumed Bunco on May 19th at the home of Kim Mc Donald. 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](mailto:leonard88@verizon.net). Below is a fun charcuterie tray created by Stephanie Cave!!!



### 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 16, 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>
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<b>March 7, 2021</b>	Outdoor Bingo - Tennis Courts
<b>May 2021</b>	End of School Social
<b>Summer 2021</b>	Bike/Scooter Parade
<b>Summer 2021</b>	Play Doh Sculpting Challenge
<b>Summer 2021</b>	Book Club
<b>Fall 2021</b>	Pack the Backpack Charity Event
<b>Fall 2021</b>	Start of School Social/Meet & Greet
<b>October 2021</b>	Halloween Party
<b>December 2021</b>	Holiday Party
* details will precede event	

# SERENOA COMMUNITY ASSOCIATION

## Annual Homeowners Meeting

### Monday, October 18, 2021 7:00 P.M.

## SERENOA GOLF CLUB

### AGENDA

- 1 **Call to order.** The meeting was called to order by President Martha Singler at 7:02pm.
- 2 **Proof of notice.** Meeting notice was properly posted by the entrance sign, website and Serenoa Sentinel Newsletter
- 3 **Establish quorum.** Members present were Martha Singler, Kris Fanberg, Suzanne Reynolds, Duane Steyer, Cary Chichester, and Arun Rao  
**Approval of the August 16, 2021 meeting minutes.** Martha Singler made a motion to amend the August 2021 Board minutes by adding that Cary Chichester abstained from voting on the variance granted for his residence. Motion to approve the minutes was made by Martha Singler and seconded by Kristen Fanberg. Motion passed.
- 4 **Correspondence/Property Manager Report – Bob Wiebusch**
- 5 **Committee reports:**

### **Property manager – Bob Wiebusch**

Since the August 16, 2021 meeting:

The Finance Committee will be approving a budget for 2022. When the budget is approved, PCM will mail this budget, with a green billing invoice for the payment due January 1, 2022.

Letters were sent to Lots 4 and 62 for driveway repairs.

Sentinel Protection bought Watch Dog Security within the last year. This

company will provide an unarmed patrol officer from 5:30 PM to 9:30 PM at the front gate.

During the breach of security in July we were informed that there was no direct effect on resident's accounts. Residents are encouraged to contact the board with any further questions/concerns regarding this issue.

## **Finance Report -Duane Steyer**

### Balance Sheet

Total Assets are \$1,514,476 as of August 31, 2021 (\$1,547,860 as of June 30, 2021).

Our largest concentration of interest-bearing assets is held at TD Ameritrade. As of August 31, there were 16 different Certificates of Deposit that have maturities ranging from December 2021 (\$50,475) to September 2025 with an average yield of 1.6%. vs 2.1% at June 30. The reduction is due to maturities of higher rate CD's. Annual interest income earned on these CD investments \$22,613 vs \$29,231 during 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 August 31.

All assessments are current as of August 31.

### Reserve Expenditures

The only Reserve Expenditures during August 2021 was a \$6,000.00 reimbursement to the golf club for ½ of the cost to remove trees and \$1,606.87 for various repairs to the front gate.

### Operating Expenses

The overall year-to-date expenses for August are above budget by \$4,017, and \$3,036 YTD, 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.

The biggest reason for these variances is the legal expense incurred for legal assistance involving the negotiations of the proposed sale of the wetland property by Serenoa Golf Club and preparation of documents to protect our streets from access by outside parties and permanently lock in the "wetland" status for that property. We incurred \$5,925 legal fees in August which now puts our YTD legal expenses over budget by \$14,283.

The budget must be approved by the board as well and this will be done after December 21, 2021.

### Infrastructure Maintenance

Infrastructure maintenance is now under budget by \$3,283 while Fountain Maintenance is over budget by \$475 as a result of Repairs to the Fountain in January & February.

### Security Service – Gate

Security service – gate is shown as under budget YTD by \$1,066.64, however this is an error resulting from erroneous postings during January – August of the monthly front gate service fees of \$166.73 to the reserve account. Consequently, it appears front gate security service fees should show \$1,333.84 or \$267.20 over budget. This error has been pointed out to PCM but as of August 31st the correction has not yet been made.

Update - This account is supposed to include repairs and operating expenses pertaining to the front gate. The front gate reserve account is supposed to include major repairs and upgrades to the front gate. There appears there has been some confusion by PCM as to which charges belong where. I have asked for a complete review of all invoices pertaining to the front gate so that we can get these items properly classified before the September financial statements are issued.

### Social Events

Social events are under budget by \$ 1,816, YTD because of the reduced social schedule resulting from the pandemic.

### Income Taxes

Income taxes are under budget by \$4,649.65, because it appears federal tax estimates have not been made during 2021. I am investigating the reason for this. Tax returns are usually filed by September 15<sup>th</sup>.

### Audited financial Statements

We received the final 2020 audited financial report in September from our CPA's Miller & Company LLP. This report includes a "clean opinion" as to the audited 2020 financial statements. The report contains the following opinion:

In our opinion the financial statements present fairly, in all material respects, the financial position of the Serenoa Community Association, Inc. as of December 31, 2020, and the results of its operations and cash flows for the year then ended in conformity with accounting Principles generally accepted in the United States of America.

## **Architectural Review - Patti Quinnelly**

### September 2021 ARC Meeting Minutes



The meeting was called to order by Patti Quinnelly.

The agenda was approved.

A quorum was established with Claudette, Michel, and Patti present.

There were no minutes to approve since we did not meet in August.

Unfinished business:

The addition for lot # 98 was approved. No violation of setback lines was noted.

Lot # 135 approval was given for removal of a single dead palm tree in a group.

Lot # 77 was given approval for hurricane window replacement.

New Business:

Paul Cherry was present from lot # 144 with a written request for removal of an oak in his front yard. He states he believes the roots will lift the cement in the sidewalk from his driveway to his front door. Discussion of an arborist's recommendation and of a root barrier as a preventative followed.

Paul also requests the same signage for ARC meetings as the HOA meetings since the information is difficult to read in any light setting. We will discuss this issue with the HOA board.

The date of the next meeting will be Wednesday, October 6<sup>th</sup> at 11 AM.

Meeting adjourned.

October 2021 ARC Committee meeting minutes

The meeting was called to order by Jim Bailiff

The agenda was approved.

A quorum was established with all members present.

Unfinished business: None

New business:

Lot #138 approval granted for shingle roof replacement, with shingle.

Lot # 85 approval granted for dead tree removal and hedge replacement.

Lot # 15 approval granted for pool cage replacement.

Lot # 145 request for addition and garage addition was discussed. Covenants must be adhered to as outlined in Article V, section 6, paragraph d. The homeowner was advised to send plans that meet criteria for consideration of approval.

Other:

Light posts and lights were discussed. Electrician is being sought to correct multiple light issues in community. Scheduling of electricians is difficult due to demand.

Recommendation is to be made to the HOA board to change covenants to include community maintenance of sidewalks. Many sidewalks straddle adjacent homeowner's lot lines with the majority of a sidewalk area being on one property owner's property and a raised area tripping hazard on the other. Sidewalks are a community amenity, and the maintenance and liability should be shifted from the individual home owner to the association with tree responsibility, the usual cause of sidewalk damage remaining with the homeowner. Serenoa Lakes adopted this policy several years ago.

Our semi- annual property inspection will be done in November. A notice will be sent to the homeowners by email reminding them of this and asking them to be proactive by cleaning their sidewalks, driveways, and roofs, whether shingle or tile,, making sure their driveways and sidewalks are repaired and post lights are on at night, and tree branches are maintained above 10 feet from the road.

The date of the next meeting will be November 3<sup>rd</sup>. at 11 A. M.

Resident comments:

Paul Larsen (Lot #77) reminded everyone that the board could not change our covenants in regards to who is responsible for sidewalk damage without having everyone in the community weigh in. Signatures from all our residents would be required to change the covenants.

Martha Singler brought up concerns about the potential cost ramifications of having the HOA/community responsible for any sidewalk repairs moving forward.

Kris Fanberg also brought up concerns about liability as it relates to the community sidewalks which might be tied to the community being responsible for such repairs and how frequently such upkeep would be required.

Further discussions regarding the light fixtures in our community revealed that 17 post lights were out in the community. 13 of those were already fixed or were being fixed and 4 were pending.

Patti Quinnelly reported that some of the lights are solar generated so the timing of when they turn on varied with the exposure to sunlight.

Kim McDonald (Lot #70) commented that although we have a lovely community, there are maintenance issues that need to be addressed. She was appalled at a couple of driveways that are cracked up in our community as well as power washing for a few homes that need to be performed as basic maintenance. She feels that nothing has been done in spite of written notifications being sent to the offending home owners. She wants to know if there are any repercussions or if there is only a slap on the wrist given to offenders. She wanted to know how we could enforce the community policies regarding driveways that are falling apart. Additionally, Kim reported concerns about a home with a sink hole and multiple children's toys in the front of the home.

Martha Singler reviewed the process needed to levy fines when action is not taken by the offending homeowner.

Patti Quinnelly responded that it can take some time for them to enforce the requirements of the community but that fines have been levied in the past. As for the issue of power washing, ARC usually waits until the rainy season is done. Letters are usually sent out at the end of November.

## **Infrastructure - Joe Moon**

### Front Entrance

There is an electrician coming Monday, October 18th to address the issue of our entrance lights being on 24/7. Kris Fanberg updated us and reported the electrician was a no show but he was due the next day.

### Tennis Courts

We have purchased 2 stone benches to sit under the trees for the tennis courts (the 2nd one is due to arrive this week). Thank you to Tony Peluso for installing these and using epoxy to bind the top portion with the 2 bases.

### Front Yard Lights

Please keep in mind that the front yard light fixtures are uniform, per our covenants, and can be purchased from the infrastructure person, Joe Moon (941) 806-9831. The list of Board and Committee contacts are in the front of your Directory. Sometimes it is the sensor that is bad, so consulting an electrician is recommended if a light bulb change does not suffice.

### Storm drainage pipes:

A storm drainage pipe on lot 78 was repaired on 9/24/2021 by Lagasse Utilities.

## **Pond Maintenance - Cary Chichester**

Very little to report this period. All has been quiet on the gator front with no removals required since the last report. There was a reported fish kill on pond 10 behind Stacy Lane. It appeared to be a water temperature thermo cline issue and abated quickly. Nothing else to report at this time.

## **Landscaping/Irrigation – Kris Fanberg**

We are still in the process of looking for new landscapers and are getting bids. Any recommendations or help would be greatly appreciated.



We are also having issues with Serenoa Golf Course shutting off the pump that works the irrigation for the entrance. We are looking for solutions.

Kris Fanberg added that we are looking for someone who can take care of everything. We are currently looking at Juniper. A lot more maintenance is still required and changes to our current foliage at the front of the development is still required. We are awaiting bids.

Paul Larsen felt we need to control the water and separate the water controls between the golf course and our community. This type of change would need to be funded through the infrastructure budget. Many agreed this needed to be further looked into.

## **Children's Social - Jen Dehn/Catherine Davenport**

Upcoming Children's Event-Friday, Oct 29th

We will be having a Halloween party from 5pm-7pm on October 29th at Catherine and Jim Davenport's home (6661 Taeda Dr).

Please have the kids wear their costumes!

It will be outside, and we are going to have a bouncy houses/slide for the kids (it will be a dry bouncy house since the kids will be in costume). There will also be games for the kids to play.

This event will be a potluck. We did send out a sign up for items just to give some ideas for food but feel free to bring whatever you would like to share.

We are looking forward to seeing everyone!

Trick-or-Treating in the neighborhood will be on Sunday, October 31<sup>st</sup> from 6-9pm. A security guard will be present at our entrance starting at 5:30 pm.

It's going to be a super fun weekend!

## **Adult Social - Kim Rice**

A neighborhood block party was held Oct 16th complete with band and a food truck. We were thrilled to see over a hundred friends and neighbors participating in this event. It was nice to meet new neighbors as well as reconnect with others. The awesome band you heard will also be entertaining us at this year's Holiday Party.

## **Welcome Committee Report - Suzanne Reynolds**

We would like to welcome the following 2 families to our Serenoa Community:

Frank and Sharrie Cromer 6801 Erica Lane, Lot #9  
The Warrens 7212 North Serenoa Lot, #186

We have two pending sales Lot #124 and lot #5.

## **Hearing - Joe DiPuma**

Nothing to report at this time.

## **Security – Martha Singler**

Due to golf carts going through our pedestrian gate at the entrance once the gate has closed at night (last bill to fix the door hinges was \$800), we are looking to install a concrete bollard on the inside of the gate which would allow pedestrians and bicyclists access, but not golf carts.

Kris Fanberg proposed the bollard will cost between \$300-\$350 and requested approval. Martha Singler made a motion to approve and Cary Chichester seconded the motion. Motion passed.

## **Gate – Mike Fanberg (read by Kris Fanberg)**

For the past six months we have had a significant number of problems with our gates. The issues include replacing the underground loops in the pavers, camera failure, receiver failure, (causing most clickers to stop working) beam replacement, and vandalism.

Mike Fanberg reported that it has been one thing after another. There is a lot required to maintain the aluminum swinging gates. Additionally, the internet wires were recently cut by a lawn maintenance company which made the gates essentially useless. The gates have remained open over several nights because of the interruption in internet coverage. The constant costs to maintain the gates have been ridiculous.

Many residents felt we needed to consider other options to protect our community.

Kim McDonald (Lot #70) asked about considering an eagle eye with remote security at the gate.

Arun Rao (Lot #143) asked if we could consider a guard at the gate. Costs initially might be more than anticipated because the guardhouse would have to be built and air conditioned.

The Serenoa HOA would like to have a security committee form to further evaluate this issue and draft proposals to determine next steps. The HOA agrees that security will become a much more important issue in the not-too-distant future given the large number of communities being built in the

surrounding area. Decisions regarding our security measures must consider the agreements we have with the golf course as well as budgetary constraints. The HOA will send out an email to see who might be interested in being on the security committee in a few weeks.

## **Unfinished Business -Martha Singler**

Proposed Golf Course sale of land(5-6 acres) for wetland mitigation: SCA has hired an attorney to represent our interests in protecting our neighborhood from a third party to purchase golf course property to use for a wetland mitigation (it would offset a site on Honore that is a wetland). SCA has maintained its commitment to not allow entry onto our private roads to a 3<sup>rd</sup> party. Recent developments show that the proposed sale of this land might fall through. The Board seeks approval for SCA to explore the possibility of purchasing this land from the golf course.

Discussion:

Rick and Kim Seyer, Lot 63, have been instrumental in the talks that have been ongoing between the golf course and Bill Saba. Rick and Kim are residents of our community and live at the end of Myrica. Rick is a commercial real estate broker and Kim is a consultant who helps with government contracts.

During this discussion Rick reviewed the maps of Serenoa as it related to the 5 acres in question. Initially, Mr. Saba was to acquire this parcel for \$140,000 and had plans to use the parcel to mitigate his other land dealings by developing it into a wetland. It is unlikely that this deal will proceed for several reasons including, but not limited to the inability to access the property through Serenoa's private roads. We underestimated the damage that would occur to our community as a result of Mr. Saba's actions. The HOA was informed that the equipment used to mitigate the land could destroy our canopy trees. Mr. Saba would re-imburse the community for the damage but money would not allow for repair of this type of long term damage.

The analysis that has been ongoing regarding the sale of this lot has brought to light the risks our community faces if the property were to be sold to an outside entity. If this were to occur, the property could be developed into more homes or even apartments.

The access road adjacent to Serenoa and Serenoa Lakes is currently available for use by Serenoa and whoever purchases the property at the end of Myrica. The access road could provide access to non-residents. Purchasing this property would keep the road access private so that only Serenoa and Serenoa Lakes residents would have access.

Currently, Serenoa Lakes owns much of the property surround this area with the exception of the area in question. By purchasing the property, we would be able to insulate our community from future development.

Duane Steyer asked if the land could be used for development and Rick reports that it can be.

Martha Singler pointed out that land in the surrounding areas is being developed at an alarming rate. Purchasing the land would protect us from development close to us.

Kim McDonald (Lot #70) asked if our roads are private and Rick explained that while they are private the golf course is allowed to use the roads at their discretion.

Kris Fanberg reported that we initially thought the property was going to be wetlands but this left the land open to other types of development (eg. homes, apartments, etc) at a later date.

Duane Steyer stated that we may have dodged a bullet and that we must purchase the land to further protect Serenoa.

Martha Singler pointed out that we have spent \$12,500 already in investing and fighting the purchase to date. Purchasing the property would not only protect the community, but it would also provide closure.

Duane Steyer asked if there were any other areas in the neighborhood that could put us at similar risk.

Rick was unsure but believed that this purchase would reliably keep traffic from being in our neighborhood.

Duane Steyer asked if the golf course could choose to develop the parcel.

Rick reported that development by the golf course was possible but highly unlikely.

Patti Quinnelly had questions about the other 300 acres south to us in our surrounding area and the potential for the development of that area.

Rick believes that if we work with Serenoa Lakes then we could reliably keep traffic out.

Martha Singler has requested we consider hiring our attorney to negotiate the parcel. According to Martha, the funds raised by selling this parcel is going to be used to beautify the golf course so we would be contributing to the community as well.

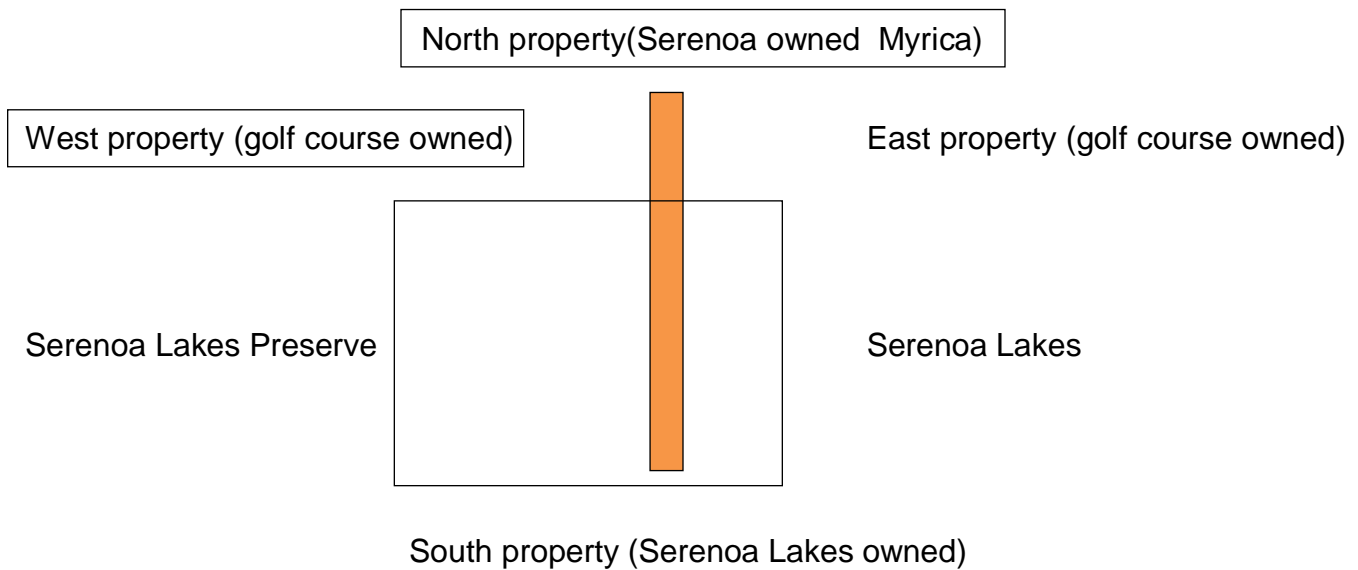
The cost of such a purchase would be between \$110,000 - \$140,000. This would mean each homeowner would pay approximately \$730 through a special assessment.

Duane Steyer asked if Neal communities could purchase the golf course and develop it into a new community.

Rick reported that it is a possibility but the community would not have access to our roads unless the use was specifically related to the golf course.

Paul Larsen explained that the total parcel is 5 acres and is outlined in the handout received. We currently control tract G. Purchase of the 5 acres would also include part of tract G.

Looking at the plat currently:



If we were to purchase the land, we would be adjacent on 3 sides with Serenoa Lakes.



Both neighborhoods are looking for protection from further development so a change to the plat would be welcomed.

Martha Singler made an official motion to hire Casey Colburn (Serenoa's lawyer) to approach Jon Whittemore (Serenoa Golf Course owner) to purchase the property. The board members present seconded this motion. Motion passed. This would mean we would pay Casey Colburn \$2500 in addition to a \$10,000 retainer.

If Casey Colburn is successful in securing the bid, then a special meeting with Kim Seyer and Casey Colburn(attorney) will be held.

## New Business

### Martha Singler - Halloween

Halloween takes place on Sunday, October 31<sup>st</sup> from 6 pm to 9 pm. We will have a security guard at the Serenoa entrance starting at 5:30 pm. Only residents and guests of residents will be allowed in. The gate between Serenoa Lakes and Serenoa will be open during this period. PLEASE slow down while driving throughout the neighborhood as there will be adults and children on foot, hopping out of cars, golf carts and bicycles.

### Ava Waltz – Blood drive

The blood drive for our community will be on Saturday, October 23, 2021 from 9am-3pm and will be held at the golf course.

## Rules and Regulations

The Sales/Rental and the Contact forms need to be updated (Gate cards are non-refundable since the March 2021 Board meeting). Since these forms are included under the Rules and Regulations, there are a couple of proposed changes in the Regulations:

### Section II, Vehicles, Roads, and Parking, Number 3.

Take out the first sentence: "Golf carts are only to be used on the golf court, directly to and from a residence and the golf course and for the delivery of SCA notices and fliers at the direction of the board or a standing committee."

Take out the 3<sup>rd</sup> sentence: "Minors are not allowed to drive golf carts on the streets."

1<sup>st</sup> sentence - Golf carts are enjoyed by our residents for socializing, taking pets for rides, etc.

3<sup>rd</sup> sentence - Our Rules still state that drivers of golf carts must be at least 16 years of age with a current driver's license. However, since 16- and 17-year-olds are minors, it seems correct to remove the 3<sup>rd</sup> sentence.

### Section VII, Entrance Devices, Number 3

Replace the 1st sentence from "Replacement proximity devices and clickers" to Replacement of clickers."

Replace the 3<sup>rd</sup> sentence from "After that, replacement proximity devices and clickers will be provided for at the then current deposit amount for each respective device." To "After that, clickers will be provided at the then current deposit amount."

Replace 4<sup>th</sup> and 5<sup>th</sup> sentence with:



Refunds on cards (prior to 3/15/21) and clickers that are turned in will be made only if they are functional. Cards issued after 3/15/21 and RFID stickers carry no warranty and are non-refundable.

In January we will vote to pass the above changes to our Rules & Regulations.

When we update the online Sentinel with the approved Rules & Regulations, we will update our website with new pictures and current Board members.

### 2022 Board Positions

We are looking for Board and Committee members. There are 7 total Board positions with 4 openings starting in January 2022 (each Board position is a 2 year term with rotating openings each year).

The returning Board members are Arun Rao, Duane Steyer and Suzanne Reynolds. Cary Chichester, the current Board member in charge of Pond Maintenance, has agreed to another 2-year term. Kris and Martha are also open to serving two additional years.

One Board position is needed as well as committee chairs for Infrastructure and Landscaping. There are also other committees that can use additional help.

To see a list of Board positions and different committees, please look on Page 4 of your Resident Directory. If you are interested, please contact a Board member, committee member, or email [serenoahoa@gmail.com](mailto:serenoahoa@gmail.com).

**7 Homeowner comments – No new comments**

**8 Date of next meeting is Monday, December 6<sup>th</sup> at 7:00 P.M.**

**9 Adjournment.** - Martha Singler adjourned the meeting at 8:40 pm.