



Serenoa Sentinel

A Family & Golf Community

Published by The Serenoa Community Association

October 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

Bunco is BACK! We play the third Wednesday of each month. There is a \$5 entry fee which makes 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.

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 6, 2022	Neighbor Open House
April 24, 2022	Picnic at Twin Lakes
May 7, 2022	Blood Drive
June 24, 2022	Co-Ed Bunco
September 14-28	Food Drive
September 24	Ladies Coffee Social
October 15	Block Party
November 5, 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!
October 2022	Halloween Party Potluck
November 2022	Painting with a Twist
December 2022	Christmas Party

* details will precede events

Ladies Coffee – September 24, 2022





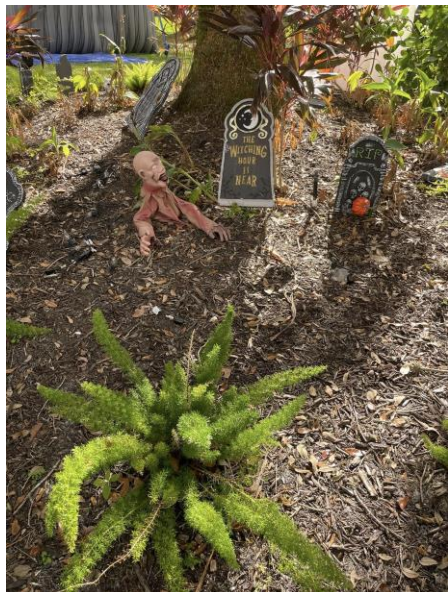
Serenoa Block Party – October 15, 2022





Children's Halloween Party – October 29, 2022





STORM IAN ANGELS

Our community is so fortunate to have wonderful neighbors who care for one another. Knowing that we are unaware of many of these 'angels', we want to recognize the ones that have been brought to our attention.

These residents were instrumental in helping other neighbors with debris pickup, cutting down tree limbs, removing limbs that blocked roads, and other hurricane related tasks:

Catherine & Jim Davenport

Lois Falconetti

Mandy & Joe Moon

Ray Singler

Dennis Schnack

David Tupper

Ava Waltz

A special THANK YOU to Domenick Falconetti who has made over 50 trips in his trailer to Rothenbach Park (storm debris dump site), picking up random residents' debris.



**THANK YOU TO ALL OUR WONDERFUL RESIDENTS WHO CARE ABOUT THEIR
NEIGHBORS!!!**

SERENOA COMMUNITY ASSOCIATION

Board of Directors Meeting

Monday, October 17, 2022

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, Kris Fanberg, Duane Steyer, Suzanne Reynolds, Cary Chichester, Arun Rao, and Robert Wiebusch represented PCM.

4 Approval of the August 15, 2022, meeting minutes.

Motion made by Cary Chichester, 2nd by Suzanne Reynolds. The motion passed unanimously.

5 Correspondence/Property Manager Report – Bob Wiebusch

Since the August 15, 2022, meeting:

The Finance Committee will be approving a budget for 2023. When the budget is approved, PCM will mail this budget, with a green billing invoice, for your payment due January 1, 2023.

Sentinel Protection Security will provide an unarmed patrol officer from 5:30 PM to 9:30 PM. at the front gate on Halloween.

As of today, there are 12 homeowners who have not paid the \$420 special assessment.

Robert Wiebusch

Community Association Manager

6 Committee Reports:

- **Finance - Duane Steyer**

Balance Sheet

Total Assets are \$1,555,245 of September 30, 2022, vs \$1,581,592 on June 30, 2022.

The September TD America statement is not yet available. As of August 31, 2022, our largest concentration of interest-bearing assets is held at TD Ameritrade where there were 18 different Certificates of Deposit that have maturities ranging from September 2022 (\$50,000) to September 2025 with an average yield of 1.7% (compared to 2.1% a year ago). Expected annual interest income earned on these CD investments in 2022 is \$24,862. 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 9/30/22, there was a receivable from Serenoa Golf Club in the amount of \$11,221, I have scheduled a meeting with Jeanette to reconcile her records with ours and work toward getting this balance paid.

There are 13 annual assessments not fully paid for the 2022 year totaling \$5,425.80.

Reserve Expenditures

Thru 9/30/22 we have spent \$55,450 for legal services relating to the Wetlands acquisition. Legal expenses relating to our attempts to vacate the land boundaries relating to Tract G have been more complex than we anticipated, largely due to the lack of understanding and errors by the county commissioners' office.

Operating Expenses

The overall year-to-date expenses through September 30, 2022 are below budget by \$17,223, 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.

Infrastructure— during September we incurred two large infrastructure expenses, \$754 to replace the underground wiring at the front gate, and \$1,150 to clean out a storm drain. Even so, Infrastructure expense is still under budget YTD by \$2,576.

Trees/Plants & Shrubs are over budget YTD by \$1,987.

Lawn care is under budget YTD by \$1,581

Tree trimming & Removal is under budget YTD by \$1,874.

Legal fees are over budget YTD by \$3,240 due to ongoing issues regarding challenges to tree removal decisions by the Architecture committee and member issues regarding sidewalks.

Audit fees and income taxes are under budget YTD by \$3,000 and \$5,625 respectively due to the fact that these expenses are typically paid later in the year.

Postage & Printing is under budget YTD by \$1,556.

Social & Special Events and Children's Social events are under budget YTD by \$2,091 and \$1,133 respectively.

Bad debts are under budget YTD by \$1,500

- **Architectural Review – Patti Quinnelly**

The ARC has not met because nothing that exceeds our covenants was requested.

The Serenoa ARC committee, decided in June of 2021 to make certain approvals automatic. This process significantly reduced the email chains between ARC board members to provide quicker response for Serenoa residents' requests.

These included

1. Standardizing painting pool cages to white, bronze, or black.
2. Approval of hurricane or energy efficient windows and doors.
3. House and trim paint colors that are in the Serenoa ARC and HOA approved book that are selected will also be approved without the ARC convening.

Standardization of roof colors is also currently being considered.

Recommendations for roofs are:

- Architectural grade asphalt shingles that are black, gray, brown, or tan and blends and variations thereof, will be approved.
- Concrete or terracotta tile roofs can either be small or large barrel tiles or flat tiles. Black, brown, gray, tan, or Mediterranean shades in solids or blends and variations thereof, will be approved.

- A question from Keith and Jane Warrelmann lot#121 regarding solar roofs (i.e. Tesla roof) was asked. A solar roof was approved by ARC because it looks like tile and it is energy efficient. Metal roofs would require a covenant change to be an acceptable choice for the homeowners.

A discussion regarding the trees in the neighborhood was conducted during the meeting. Martha Singler explained each house must have 7 canopy trees and 3 ornamental trees. Our goal is to preserve the canopy in the neighborhood.

A motion was made to approve the request by the ARC committee to allow for standardization of pool cages, hurricane grade windows and doors and house, roof, and trim paint colors to expedite resident requests. Duane Steyer made a motion to accept this request and Cary Chichester 2nd the motion. This was passed unanimously by the board.

- **Gate/Security - Mike Fanberg**

We sustained damage to the gates during the hurricane, some repairs have been completed. The visitor arm and gate still do not work. We are waiting for CIA to come out and make the repairs.

Before the storm we found a new company to service the gate. This is the same company working on Serenoa Lakes. We are still awaiting a bid.

- **Infrastructure – Joe Moon**

The storm drain on Jackie Lynn Ct was cleaned out by Total Pipeline. Yard debris and tree roots were the main cause for this. As a reminder, please make sure you or your lawn service does not dispose of yard debris in the storm drains. This is very costly for the HOA to have them unclogged. Here is an example of what we have seen and should not be done:

We are in the process of looking for new front light fixtures as the price of the current ones has gone up significantly and they are becoming harder to get replacements. The current ones will be grandfathered in, and the new ones will blend with the current ones but offer a more updated look at a more affordable price.

Joe DiPuma Lot#79 reported a light fixture near the preserve in the back hasn't been working for some time now. The area is extremely dark and somewhat dangerous. The board will investigate repairing this light. Kris Fanberg added that there are some areas that need to be cleaned in the community, but it is uncertain who is responsible for the upkeep of the areas. It could be Serenoa, the Golf Course or the

county. We will be looking into who and what needs to be done to take care of these areas.

- **Pond Maintenance – Cary Chichester**

Ponds and Lakes report for Serenoa HOA

October 13, 2022

Pond water levels continue to be up particularly with the water deposited by Hurricane Ian. Some have dropped off relatively quickly no doubt due to the overflows taking the water levels down to normal. I am still waiting for some information from Admiral Environmental to make sure that the overflows on some of the ponds with no other input than storm sewers are operating properly and keeping the water levels where they should be.

There has been a complaint that after the storm that the level feel off very quickly on at least one of the ponds and while I believe that it is due to the overflows functioning properly I would still like some verification that they are working correctly and maintaining proper levels.

We are starting to get regular reports from Admiral Environmental on their activities at least every other month or more likely when they have performed services in Serenoa. This should be the same information they are providing the golf course and should give us a better handle going forward as to what they are doing and when they are doing it.

There has been no reported activity on nuisance gators in the past month.

Respectfully submitted,

Cary Chichester

Martha Singler added: she spoke with John Rice who provided a map of a couple of weirs which control the level of the ponds. In the past Tom Flanigan has had someone come to inspect the weirs to ensure that they are working properly. This might be something that we need to investigate. Cary Chichester will be asking Mike about this.

- **Welcome – Suzanne Reynolds**

Please welcome two new families to our Serenoa community:

Sherry and Frank Cromer 6801 Erica Lane

Marcy and James Curtis Bright 6804 Erica Lane

We look forward to seeing you at our upcoming social events!

- **Landscape Maintenance – Kris Fanberg**

Juniper had scheduled two fall plantings at our entrance, the first was about a month ago, and the second has been postponed due to the hurricane. We will be meeting with them to go over what needs to be done in general.

We had the palm trees removed from the north hedge along Ibis. Most of them were diseased or dying and were in bad shape. Westbay requested to remove them two years ago, and Juniper also recommended removing them. Leaving a few wouldn't look right, and eventually they would have to go. Therefore, 21 palms were taken out and hauled away at a cost of \$3,885.00. Juniper will let the hedge grow together and do additional plantings if need be.

Anyone interested in heading up landscaping next year or in the near future please let one of us know.

Thank you!

Duane Steyer and many others felt the removal of the dead palms has been a huge improvement.

Kris Fanberg added that the second phase of our Juniper contract for fall will continue to increase the color in our landscaping moving forward.

- **Adult Social – Sue Bell / Frani Chichester/Laura Williams**

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 August, we have sponsored the following events:

- The September happy hour was held; however, the October happy hour had to be canceled due to some maintenance issues at the club house.
- The ladies' coffee social was held on September 24th. There were 36 attendees. The food was well received, and a good time was had by all. Special thanks to Joyce McCoy for hosting!
- A total of \$3,260 was collected in the September food drive. That money was doubled due to a matching donation grant to an impressive \$6,520 to support those in need.
- A community block party was held on October 15th at the end of Myrica Drive. It was a great place for the event as there is a lot of room for attendees. The event was well attended, but a storm came through that resulted in an early end to the evening. Attendees enjoyed food from the Nunn Better BBQ truck and music from the Old Glory band. Special thanks to Kim and Rick Steyer for providing electricity and an area for the band!

Summary of upcoming events being discussed/planned:

- Blood drive – November 5th from 9:00am to 3:00pm
- Ladies gift exchange – November 30th time TBD
- Christmas party – December 10th time TBD
- Progressing dinner or around the world – Spring 2023

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

Joe DiPuma Lot #79 and others recommended an Around The World Party instead of a Progressive Dinner. There has been an issue regarding alcohol in the past.

Martha Singler responded that legal was consulted about having alcohol at social events. We have been cautioned that board members should abstain from hosting events through the social committee where alcohol is available. We presently have liability coverage for such events. The most important thing is that children are not served alcohol during these events. The Social Committee has been informed of this.

Jane Warrelmann Lot#121 suggested that we arrange for the traveling dinner to be spread out. In the past, participants would not eat and drink after the 3rd and/or 4th houses and beyond and those hosts that had worked hard to provide food and libation were met with waste. This will be discussed further in the Social Committee.

- **Children’s Social – Jen Dehn/Catherine Davenport**

The Children’s Committee is looking forward to seeing everyone on Oct 29th at our upcoming Halloween Spooktacular event! Check your email, neighborhood Facebook page and mailboxes for more details!

- **Hearing - Sam Ralston**

There is nothing to report currently.

7 **Unfinished Business**

- Repavement of the community roads with speed tables 1st quarter in 2023. Speed deterrents placed at entrance as well.

Kris Fanberg reports that the speed tables are carefully done.

Martha Singler reported that we have 3 bids with and without speed tables that are being considered.

Patti Quinnelly reported that there are 8 speed tables included in the quote.

Jane and Keith Warrelmann Lot #121 - requested that a bike lane be created so that bike riders won't have to go over the speed tables. They also reported that no one seems to stop at the stop sign at Taeda Dr and S. Serenoa.

Kris Fanberg suggested an inverted bump in this location. The last thing we want is to inconvenience the residents because most violators are not residents but outsiders. We are considering all angles.

Joe DiPuma Lot #79 reported that this topic has been an issue for a very long time, and he reported that no one at that time could get the speed bumps or tables passed. He recommended we poll the neighborhood about what everyone thinks. He pointed to the fact that we had placed a speed bump at the entrance a few years ago and it was removed due to the number of complaints.

Kris Fanberg agreed with polling the neighborhood, as did the board. She also reported that we will be discussing this with the Serenoa Lakes community since they have been living with speed table for a long time. Kris also pointed out that 17 years ago when this topic was brought up, the number of deliveries was almost non-existent compared to today. The number of servicers, trailers and delivery trucks that come through the neighborhood every day has come up exponentially.

Joe DiPuma Lot#79 had concerns regarding traffic patterns and already having to go around a lot of the vehicles and obstacles in addition to having to go over speed tables. This would be an added inconvenience.

Cary Chichester pointed out that we are talking about 2.3 miles of road with a total of 8 speed tables. This would equate to about 1 speed table every quarter mile on average.

Pamela Williams Lot #179 added that taking the time to go the speed limit may take one extra minute. Pamela explained that she is a bike rider and is all for the speed tables because of the amount of speeding that is occurring in the neighborhood. She recommended we decrease the speed limit to 15-mph since the 25-mph speed limit only keeps people to a 30 to 35-mph speed.

Joe DiPuma Lot #79 asked about the speed limit sign that is placed around the neighborhood intermittently. Does it do anything? Does it collect any kind of data?

Martha Singler reported that the sign can collect data. Martha will ask Tom Kibler about access to the data.

Margaret Castellana Lot# 96 walks the neighborhood daily and she sees speeders every day. She feels that the speed tables are more reasonable than the speed bumps and believes that safety needs to be of paramount importance over a little bit of inconvenience. Regardless of whether we have children or grandchildren, it shouldn't make a difference. We should care enough about each other and each other's children, pets, animals in the community, and that should be the primary importance over a little bit of inconvenience. Speed tables are a tiny price to pay to keep the neighborhood safe.

Joe DiPuma Lot #79 replied that in 25 years he has seen no incidences that would warrant speed bumps or tables.

The Board pointed out that there have been several incidences.

Margaret Castellana Lot# 96 responded that we shouldn't need to have an incident in order to make changes in response to the changes that are occurring in our community. Prior data won't make a difference to the child or family affected when an incident does occur.

Martha Singler wrapped this up and plans to send a questionnaire to the community to get further input. The board will consider the comments and look at the legal aspects as well.

- Children on Golf Carts – Our covenants mandate that drivers of golf carts

and other powered vehicles be at least 16 years old and have a current driver's license.

“Article IV, 4. All powered vehicles capable of exceeding 5 miles per hour, including but not limited to a motorcycle, ATV, moped, motorized scooter, or golf cart, are prohibited from use in the Community unless they are operated by someone at least 16 years of age with a current driver's license, and licensed if required under Florida Law. The vehicle must be insured, if not insured, the owner and/or operator shall be personally liable for damage or injury caused by the use of the vehicle in the Community.”

Martha Singler added that the responsibility falls on the parents who allow their children to use the golf carts. We cannot police the situation, but we can make the community aware of the covenants.

Pamela Williams Lot# 179: Can we ask all residents to apply stickers to the golf carts in this community?

Martha Singler spoke with John Rice who gave her a picture of a decal that was used in the past. She passed a picture of the sticker around at the meeting. Martha is recommending at the annual meeting we should bring this up.

Keith Warrelmann Lot #121 again reported no one stops at the stop sign at S. Serenoa and Taeda.

Martha Singler suggested that perhaps an inverted speed bump at all stop sign areas would encourage people to stop.

A discussion regarding the bus stops in the morning and afternoon in our neighborhood was conducted. The bus now blocks the entrance and exits when picking up and dropping off. This is inconvenient as it completely blocks the community exits and entrances. A suggestion was made to have the buses pull past the four way stop sign to the second boulevard on the golf course side and pick up/drop off there. This would be far safer for the kids and for the residents of Serenoa.

Martha Singler will be looking into this.

8 New Business

- Look into fountains for front lakes to help diminish noise from road traffic.

Martha Singler reported we will need to have an extra electrical source to run the fountain.

Joe DiPuma Lot#79 was concerned that the water noise would still be noise.

Pam Williams Lot #179 stated that we must be careful about what we pay for as a community especially if it only affects a certain number of residents.

Martha Singler reported that not only would the fountains serve as a noise deterrent from vehicle travel on Ibis but it also provides an aesthetic appeal for the community. The Board is just looking into the feasibility of this project at this time.

A discussion regarding a noise barrier wall to protect from the noise from I-75 was also discussed. The county is currently conducting a study to assess the population density from Exit 200 to Exit 205.

- Lot 51 has requested a 2.3 ft variance to their 30 ft rear setback for a pool cage extension.

Patti Quinnelly asked why we don't just change the easement to 25 feet since the board seems to be giving everyone permission to do so. Martha Singler explained that variances are given on an as-needed basis with consideration given on the impact of the affected areas and neighbors. Patti brought up a past variance request that was denied, and Martha explained that the previous Board had denied it because it impeded the side drainage channels which could adversely affect their neighbor's drainage capacity.

Motion to approve was made by Suzanne Reynolds and seconded by Kris Fanberg. This was passed unanimously.

- Halloween takes place on Monday, October 31st from 6 pm to 9 pm. We will have a security guard from 5:30 pm to 9:30 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!!

9 Homeowner Comments –

Joe DiPuma Lot#79 asked about considering a slight delay to repaving the roads in the community due to budgetary constraints. There has been a large spike in cost because of supply and demand issues. It might be in our best interest to postpone the project until the costs are better controlled.

Martha Singler reported that the date for re-pavement is not set in stone. We will present this information while discussing timing.

Rachel Angers Lot# 59 recommended residents consider contacting Cervantes Lawn Care to chip and remove some of the debris from the storm. The number she provided was 941-224-0695.

10 Date of the Next Meeting – December 5, 2022 at 7 pm.

We will be discussing the budget at this meeting.

11 Adjournment: The meeting was adjourned at 8:20 pm by Martha Singler.