



Serenoa Sentinel

A Family & Golf Community

Published by The Serenoa Community Association

October 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

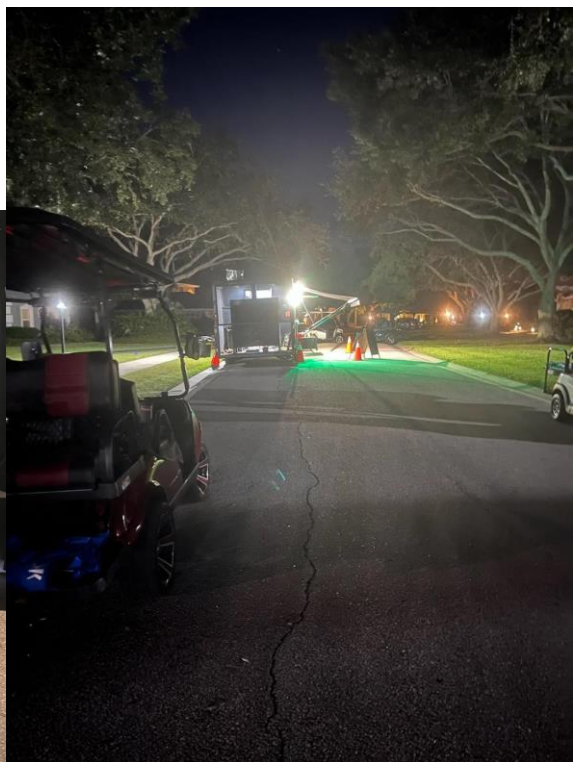
<u>DATE</u>	<u>EVENT</u>
February 2023	Valentine Cupcake Decor
March 2023	Bingo
April 8,2023	Easter Egg Hunt and Golf Cart Parade
May 2023	Play-doh sculpting challenge
June 2023	Summer Kick Off
July 2023	Scavenger Hunt
August 2023	Back to School
September 2023	Painting with a Twist
October 2023	Halloween Party
November 2023	Book reading & Book Exchange
December 16 2023	Christmas Party

* Details will precede events

Serenoa Block Party – October 14, 2023

What fun!!! Music, food, and great visiting with neighbors!!!



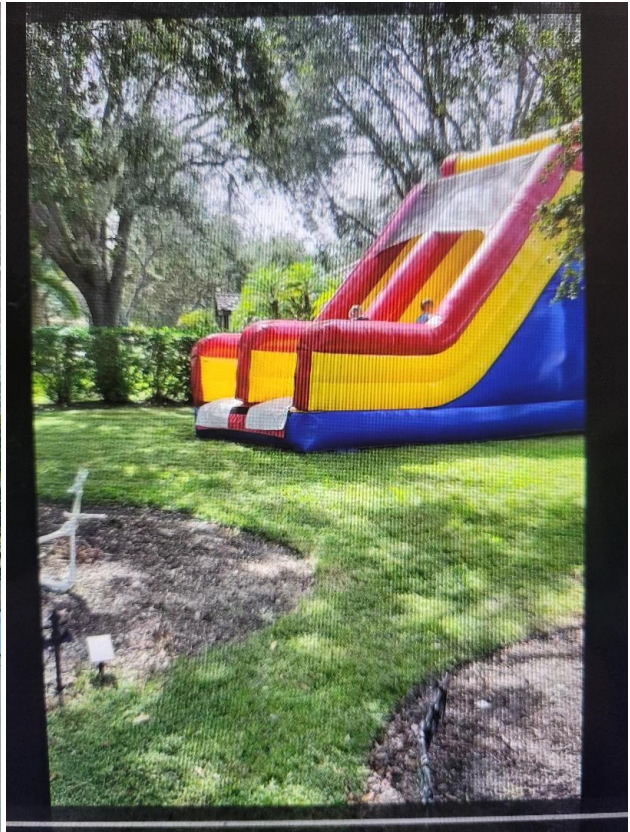


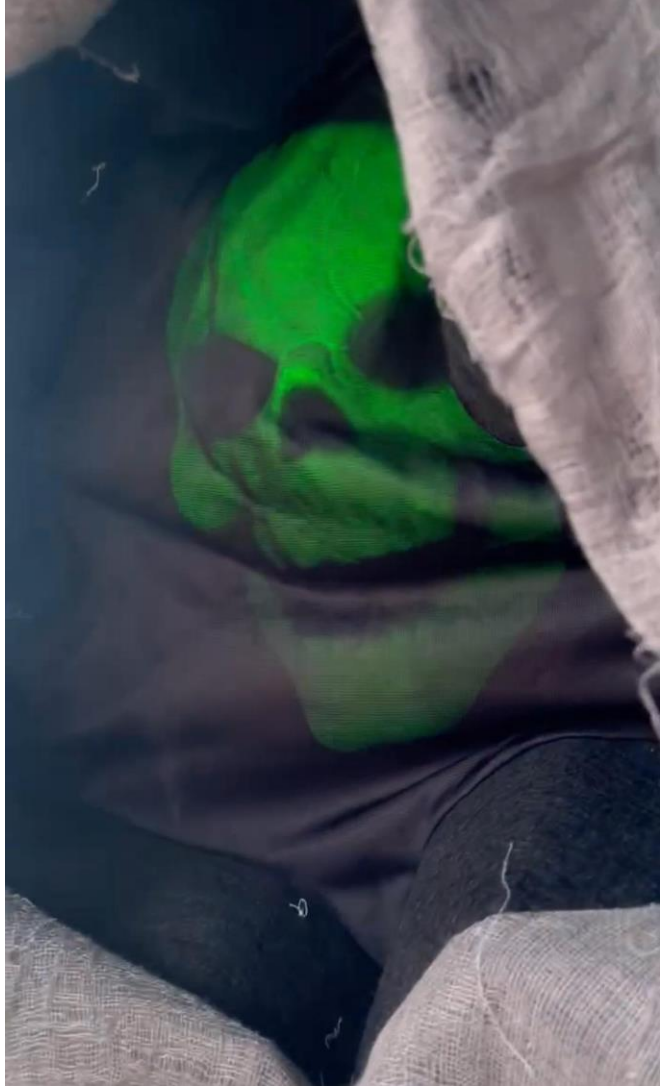
Ladies Bunco – 3rd Wednesday of each month – October 18, 2023

Kim McDonald was our gracious hostess this month and Stephanie Cave decorated our food table with her Halloween charcuterie board and skull overflowing with brains (shrimp dipped in cocktail sauce!)



Serenoa Children's Halloween Party – Graciously hosted by Adeline and Omar Henriquez with our Children's Chair, Catherine Davenport coordinating all the Children's activities throughout the year !!!





SERENOA COMMUNITY ASSOCIATION

Board of Directors Meeting

Monday, October 16, 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, Kris Fanberg, Marc Miller, Joe Moon, Cary Chichester, and Robert Wiebusch represented PCM.

4 Approval of the August 21, 2023 meeting minutes.

Motion made by Cary Chichester, 2nd by Joe Moon. The motion passed unanimously.

5 Correspondence/Property Manager Report – Bob Wiebusch

The Finance Committee will be approving a budget for 2024. When the budget is approved, PCM will mail this budget, with a green billing invoice, for your payment due January 1, 2024.

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

Robert Wiebusch

Community Association Manager

6 Committee Reports:

• **Finance - Marc Miller**

Serenoa Treasurer Report

- Total assets for operating were \$150,032 for operating and \$1,453,890 for reserves. Total assets are up \$22,864 since 12/31/22 and are up \$10,000 from September.
- Operating had \$73,220 in liabilities. Total liabilities are \$18,873 lower than August.

- All owners have paid their assessments.
- Year to date income is \$20,815 higher than budget. Most expenses are either close to or under budget for the year to date, except for tree trimming, irrigation maintenance and the security gate. Tree trimming is over due to the removal of pepper trees. Earlier in the year the security gate had some unexpected expenses.
- Reserves interest income is \$26,940 through September, total interest income for 2022 was \$21,722.
- Over the next month I will be working with board members on the 2023 budget. There was discussion last year of conducting a formal reserve study, instead of estimating replacement costs since it has been a while since the last one was conducted.
- Other items for consideration include roads and timing, and hedges along S. Ibis.

Marc Miller

Treasurer

- **Architectural Review – Patti Quinnelly**

There were no ARC meetings in August or September.

In November our meeting will discuss the annual inspections that will occur in February. An announcement will be sent in January, prior to the inspection, so that residents will have an opportunity to address any issues regarding maintenance.

Respectfully Submitted,

Patti Quinnelly

- **Security/Gate - Mike Fanberg**

The Front gates are working, the only issue this month was one camera that needed to be reset.

- **Infrastructure - Joe Moon**

The storm drains on N. Serenoa Dr. were assessed and cleaned out by Total Pipeline. They were successfully able to remove all the debris and restore flow. There is nothing else to report currently.

Joe Moon

- **Pond Maintenance - Cary Chichester**

Water levels have returned to normal after the heavy rains brought by Idalia and the subsequent late surge rainy season we have been experiencing of late.

Mike Kaighin of Admiral Environmental along with two members of his team met with Martha and I in early October to review the situation with unwanted vegetation and to seek a remedy to the problem. We gained a better understanding of what they are doing regarding some of the perimeter vegetation growth. There are littoral areas that are designated that have little or no vegetation in them particularly around the houses at the end of Stacy Lane. There are other areas where vegetation is creeping along the perimeters of a few ponds where it doesn't appear to be part of the littoral area for those ponds. There is definitely "averaging out" between some ponds that is occurring to keep the percentages where the county has mandated the percentages should be. They have agreed to work with us on improving the appearance where some of the growth is obviously not "beneficial plants" and have already taken action to spray some overgrown areas to remove unwanted growth along pond 4 and in the back of pond 2 where there are some unsightly larger weedlike bushes that needed to be dealt with.

The significant rainfall that we have experienced recently will improve the situation, but the problem runs deeper than normalizing water levels. The recurring droughts that have allowed high rates of growth of unwanted vegetation on the perimeters of some of the ponds will not likely change. The cycles have repeated over the past several years. We developed some action items and will be working with the golf course to make sure that the overflows on 5 identified ponds are in fact functioning properly with no leaks under the overflow level that would allow water levels to drop below where they should be. This should help.

Mike also volunteered to appear at a future board meeting with members of his team to give residents an opportunity to ask questions and get a better understanding of the issues and what can and can't be done with the idea of getting to an improved look for the ponds. This will be scheduled for early 2024.

Gator activity was nearly nonexistent over the last 30 days with no nuisance activity reported.

This concludes my report.

Respectfully submitted,

Cary Chichester

- **Welcome - Suzanne Reynolds**

Please welcome three new neighbors to our Serenoa community:

Jonathan Hajny and Mina Johnson lot 184 7192 N. Serenoa Drive

Alicia and Justin Winegar lot 100 7341 South Serenoa Drive

Brian Gantner and Haley Winter lot 107 7304 South Serenoa Drive

Looking forward to meeting you at our upcoming social events!

Suzanne Reynolds

- **Landscape Maintenance – Kris Fanberg**

We met with Juniper and they will continue to clean the trees out of the hedges along Ibis, adding more mulch to the beds in the front to cover the drip lines. They will change to all drip lines on the center island on Ibis. We are waiting on a bid to replant flowers for the fall/winter.

Waiting on bids to remove the tree behind the signs on the island going into the golf course. Also getting another bid on trimming trees at the tennis courts and along Ibis.

We have an updated bid on extending the hedge on the south side of Ibis. I believe this will need some discussion and a vote. Neighbors have also requested extending the hedge for privacy on the north side of Ibis.

- **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, we have sponsored the following events:

- The annual Ladies' Coffee was held on Friday, Sept. 15th at Martha Singler's home. 28 women enjoyed great food, conversation, and friendship.
- The Serenoa Block party took place this past weekend on Saturday, Oct. 14th. 50-60 people were in attendance on a beautiful fall evening. Delicious BBQ food was available for purchase from the Nunn Better food truck. A DJ from Black Tie DJs played the oldies as well as current music. It was a wonderful opportunity to hang with neighbors. A great time was had by all!
- Serenoa is currently holding their annual Food Drive to benefit the All Faiths Food Bank. A monetary donation helps the food bank to purchase food in bulk. The last day to make your monetary donation is Tuesday, Oct. 31st. Drop your donation to Frani Chichester at 6716 Taeda Drive or Suzanne Reynolds at 6721 Taeda Drive.
- Look for photos of our recent events in the next issue of the Sentinel and consider joining us for future events!

Please mark your calendar with these upcoming events:

- Saturday, Nov. 11th ~ Blood Drive @ the Clubhouse
- Saturday, Dec. 9th ~ Annual Christmas Party
- Wednesday, Dec. 13th ~ Ladies' Gift Exchange

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

- **Children's Social - Catherine Davenport**
 (1)The Children's Committee has 2 events remaining for this year:
 HALLOWEEN PARTY – 10/22/23 from 1-3 pm at 6560 Taeda Dr.
 (2) CHRISTMAS PARTY – 12/16/23 @ Clubhouse
- **Hearing - Sam Ralston**

Nothing to report currently.

7 Unfinished Business

- **Sidewalks**

Patti Quinnelly has spearheaded the effort for a covenant change to move the responsibility of maintaining the sidewalks from the individual residents to the community. Before this can be presented to the community at the January Annual Homeowners meeting, residents, per legal counsel, must bring their sidewalks into compliance (acceptable repairs must be made).

Letters will be sent out to those impacted. Once the repairs are completed, the vote will come before the community at the Annual Homeowners Meeting. 2/3rds of those voting in person or by proxy must vote in favor of the community assuming responsibility to implement a covenant change.

8 New Business

- **Street Lighting**

24 streetlights were proposed for the community to consider for increased lighting. However, the Board members collectively felt that streetlights would change the feel of the community (not for the better), while others felt that there was adequate lighting from the homes (front yard lights and landscape). In addition, Serenoa has its share of star gazers that love the low lighting of our community!!

Cary Chichester – In addition to the reasons given above, many houses have high, open windows above their doors and other windows where the light from the streetlights could shine in and be disruptive.

Lot 192 – Duane Steyer – I am opposed to any streetlights being added. I like the soft lighting in our community and think that our yard lights provide adequate lighting.

- **Metal Roofs**

A survey was conducted in our community to ascertain the interest of voting on the inclusion of metal roofs at the January Annual Meeting. With over 100 homeowners replying, 65% would like to vote in January for the metal roof option (currently only tile and shingle are allowed per our covenants). This vote will come before the community at the January Annual Homeowners Meeting.

9 Homeowner Comments

10 Date of the Next Meeting December 4, 2023

11 Adjournment at 7:33 pm.