

Serenoa Sentinel

A Golf & Family Community

Published by The Serenoa Community Association

October 2020

Neighborhood Corner:

Upcoming Events: Due to the current COVID-19 virus, events will be held only if conditions improve. You will be notified by email, if and when we have any events.

Serenoa Board of Directors Meeting December, 7th, 7 pm at the Club House.

Sentinel on the web: The Sentinel is available in color on the web at <http://www.myserenoa.com/newsletters>.



SERENOA COMMUNITY ASSOCIATION

Board of Directors Meeting

Monday, October 19, 2020

7:00 P.M.

SERENOA GOLF CLUB

Notes

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, web site and Serenoa Sentinel Newsletter.

3 Establish quorum.

Members present were: Martha Singler, John Rice, Kris Fanberg, Cary Chichester, Paul Larsen and Ava Waltz. Bob Wiebusch represented PCM.

4 Approval of the August 17th 2020 meeting minutes.

John Rice moved, seconded by Cary Chichester and passed unanimously to approve the August 17th BOD Meeting Minutes

5 Nomination of A Replacement Board Member

Martha Singler moved, seconded by Paul Larsen and passed unanimously to approve Joe Moon to replace Mario Velez for his remaining term. Thank you Mario for your service to the board.

6 Correspondence/Property Manager Report – Bob Wiebusch

Since the August 17, 2020 meeting:

Letters were sent to:

Lot 188 – first compliance letter sent dead tree removal, tree pruning, prune overgrown plantings, and clear off driveway.

Lot 31 - Yard light out.

Mailed revised and amended rules and regulations to all homeowners

Halloween security with Watch Dog Security has been arranged– 5:30 –9:30 PM

7 Committee reports:

• Finance - Paul Larsen

This report summarizes financial activities that have occurred during the first nine months of 2020.

Balance Sheet Activity

The total assets of The Serenoa Community Association, Inc., are \$1.44 million as of September 30, 2020.

Our largest concentration of interest-bearing assets are held at TD Ameritrade where there are fifteen different certificates of deposit that have maturities ranging from July 2021 until September 2025. The average yield of these CD investments is 2.1%. The interest income earned helps reduce future annual assessment increases which will remain at \$900 per household for 2021. With the dramatic decrease in interest rates during 2020 and rates projected to remain low stress will be placed on our portfolio to minimize a 2022 annual assessment increase.

All Receivables with the Serenoa Golf Club are current as of month-end September.

2020 Annual Assessments

As of month-end July, there is one homeowner that paid their 2020 Annual Assessments of \$900, but none of the late fees, interest charges or attorney's fees related to the collection process.

Reserve Expenditures

\$3,967 has been paid from the HOA

Documents Reserve for legal services on the Homeowners documents and for the distribution of the final filed copies of the updated Homeowners' documents that were mailed to all Serenoa Homeowners in January.

Significant progress has been made on the repair and refurbishing of the front wall. The first phase included the removal of the rusted metal bands around the stucco posts and walls for \$4,991 and repair to the walls/caps/columns and the stucco of the walls, and painting for \$50,365. The second phase is the replacing of the Serenoa signs and modernization of the exterior walls for \$37,170. Also \$3,314 has been paid from the Front Gate/Wall Reserve for upgrades to the camera system and housing.

Work on the electrical system by the front entrance has also been completed. For many years a patch work electrical system has been in place. \$15,737 has been paid from the Infrastructure Reserve to get the entire electrical system uniform and upgraded. Also replaced were the 8 large post lights with commercial grade fixtures using LED lamps for \$6,425.

Operating Expenses

The overall year-to-date expenses for the first nine months are below budget by \$17,215.

For financial statement purposes, the annual budget is evenly divided into twelve months. Some expense items are greater or less than budget due to timing differences throughout the year.

Postage, Printing and Supplies is over budget. This line item is over budget by \$750 for printing and mailing expenses for the Annual Serenoa Community Association January meeting and the printing of the 2020 Resident Directory. This line item will still be over plan but closer to budget by year-end.

Professional Fees-Audit is also over budget by \$790 as the financial statement audit for 2019 and 2019 tax return was recently completed. This line item will be within the

2020 budget number by year-end.

Income taxes are currently under budget by \$2,850 as the 2019 tax return was completed and additional funds over the actual tax payments for 2019 were required, but the estimated 2020 taxes have yet to be paid. It is anticipated that the Income taxes will be about \$6,936 for calendar year 2020. The payment of 2020 estimated taxes prior to year-end will result in the line item being over budget \$2,600.

Social & Special Events is also under budget as with COVID-19 there have been limited events thus far in 2020. Most of the expenses for this line item occur during the fourth quarter of the year.

Bad debt expense is under plan by \$1,500 and will remain under plan as no 2020 Annual Assessments remain unpaid.

Tree, plants, shrubs and lawn care service are currently under plan by \$4,100. However, when the front wall is completed various plants and shrubs will be replaced and mulch added to protect the plants along Ibis and the front wall and gate.

Approval of the 2021 Budget - Paul Larsen moved, seconded by John Rice and passed unanimously to approve the 2021 Annual Budget.

- **Architectural Review - Ava Waltz**

The Architectural Review Committee has approved requests for two new driveway pavers, one play set, two new front doors, one house paint, two window replacements, two new roofs, one outdoor cement pad, one small stone landscaping wall, one landscaping update, one new pool installation, and three tree removals: pineapple palm, Washington palm, oak tree. A previous request to remove two oak trees has been cancelled pending review of options provided by the arborist.

The rainy season is coming to an end. This means it is time for the ARC to do its fall residence review, which will occur in mid to late November. Please remove mold and

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other check for other outdoor issues before this review if possible.

Lot 31 has an unapproved paint trim color and has been notified in writing. Ava Waltz moved, seconded by John Rice and passed unanimously to begin the fining process until corrected \$100 per day up to a maximum of \$2,500.

As a reminder:

**Serenoa Community Association
Architectural Review Committee:**

Any and all improvements or changes affecting the exterior of the home require approval of the ARC. This includes (but not limited to) additions, exterior paint color changes, roof/pool cage/window/lighting changes, landscape design, tree issues and the installation of new hurricane shut-ters. Contact the ARC Chairperson as shown in your directory.

- **Security - Martha Singler**

There have been no issues in this area.

- **Gate - John Rice**

The gates had their quarterly maintenance work done on September 30th. New cameras were installed and tested on September 23rd and have greatly improved our ability to obtain license plate pictures of those entering our gates. The call box camera is now a dome type which allows us to more easily see vehicles that are both low and high. Prior to this we could sometimes only see foreheads or arms.

- **Infrastructure - Joe Moon**

Several weeks ago a group of six, organized by Sam Ralston, met to clamp the back fencing to the fence posts. The job was complete after a couple of hours. There are several more items needed for the tennis courts:

- 2 windscreens (\$112.26) – to come from Tennis Court Maintenance

- 2 new tennis nets and install 2 new center pins (\$1300) – to come from Tennis

Court Reserves

Joe Moon moved, seconded by Paul Larsen and passed unanimously to approve the monies to make the above repairs.

- **Pond Maintenance - Cary Chichester**

Very little significant activity for the ponds over the last two months since the last report.

We have been tracking Serenoa Golf Club payments to Aquagenix and they have been paid on a timely basis for a good while.

We did have one complaint on vegetation growth starting to impede a view from Bud Ritchie (lot 164) 7100 N Serenoa Drive (pond 5). This is a pond where there were a number of issues several years ago. I have spoken to Mike Kaighin at Aquagenix and he will be out to look at the situation and determine if the growth Bud is referencing is normal littoral growth. This pond was in a recovery mode several years ago as the littoral shelf had been damaged and some growth improperly cleared. Will advise the board and Bud when we have Mike's determination as to whether the growth is restricted to the defined shelf area and whether or not the plants are proper for the shelf or in some way invasive and capable of being removed.

The normal run of airborne plants like water lettuce, salvinia and lily pads, seem to have run their course for the season and have responded to treatment in all cases.

- **Welcome - Martha Singler**

In August we had one closing:

- Evelyn & George Santiago – Lot 137 – 7362 Stacy Lane. Wel-come Evelyn and George! We look forward to meeting you and getting to know you!!

In September we had 2 closings:

- Catherine and Jim Davenport – Lot 141 – 6661 Taeda Drive. Ca-therine and Jim moved here from the Chicago area with 4 little ones: 8 months, 2 year old, 4 year old, and 7 year old!!! How excited we are to get to know your wonderful family!!

- Chandra & Michael Carter – Lot 106 – 7289 S. Serenoa Drive. They have two children: a son, Braxton nine years old and a daughter, Addison seven years old. They own and operate SERVPRO of South Sarasota. We look forward to getting to know you better!!

We have 3 pending sales: Lots 153, 181, and 175 . I would encourage everyone in the neighborhood to make a point to welcome these new neighbors!

- **Landscape Maintenance - Kris Fanberg**

We have been waiting for the wall project to be completed. Now that it's finished new landscaping will be done and mulch will be put down throughout the entrance and front walls.

We have a meeting 10/20/20 with the landscaper to work out the plans for the new landscape. We are in the process of getting bids for doing mulch, as well.

- **Adult Social - Kim Rice (read by Ava Waltz)**

Once again no events have been held due to the virus. Discussions regarding any Christmas activities will be reviewed in the upcoming weeks.

We do have one event that all community members can participate in - a blood drive sponsored by our Social Committee!!

One Blood is bringing its donation bus to the golf club October 24th. Go to www.oneblood.org.

org/donate-now and use code 62179 to reserve your spot to donate. In addition to receiving a wellness checkup, including a COVID-19 antibody test and cholesterol screening, donors will receive Halloween t-shirts and \$10 gift cards. Please support this life giving activity.

- **Children's Social - Jennifer Dehn**

No report

- **Hearing - Tom Kibler (read by John Rice)**

Present Committee Members: Tom Kibler (Chairperson), Joanna Benante, Mike Mason and Joe DiPuma.

Present Property Owner of Cited Violation by the Board: Paul Cherry, Lot 144.

Meeting was called to order at 5:05PM at the Serenoa clubhouse by Tom Kibler.

Tom explained that the Board has recommended that a fine be levied on Paul Cherry for failure to fix his broken driveway. Tom then reviewed the official procedures of the hearing; as well as the timeline of events leading up to today that were submitted by Ava Waltz (Chairperson of the ARC and Board Member.) Tom further explained that after hearing Paul's statements, our committee would review all the information presented and decided if the fine, recommended by the Board, should be levied.

Paul Cherry's statements:

He acknowledged that his driveway needs to be repaired.

He explained that the driveway was broken over 9 years ago, initially by a roofing company and further exacerbated by the roots of an oak tree.

He explained that he believes that technically since the violation was never cited, by the ARC, for over 9 years, the violation/fine would be null and void due to the statute of limitations.

He also felt that he is entitled to this decision due to an ARC process that was flawed. He stated that ARC meeting announcements were never published, proper review/documentation of the violation was not done by the committee and that minutes for committee meetings were never done.

He concluded by expressing that he would like to be given more time to fix his driveway; without a fine being levied.

Joanna asked Paul "you mentioned earlier that you agree your driveway needs to be repaired. Can you explain why you haven't repaired it yet?" Paul said he has a contractor that will remove the oak tree, but still needs to get approval from the ARC to remove the oak tree. He agreed to contact Ava tomorrow to hopefully get that approval. He will then schedule the contractor to remove the oak tree. Paul also said that he is having trouble finding a contractor to fix the driveway, so Joanna volunteered to assist him in finding a suitable company. Paul was not sure that he could have the project done by the end of the year, but he was hopeful that it would be done shortly thereafter.

In accordance with the hearing procedures, Tom read his notes that summarized Paul's statements; and in acknowledgement Paul signed the document. Tom then asked Paul to leave the room, so that the committee members could discuss all the information that had been presented. After discussion and a vote, the committee members concluded that the fine, proposed by the Board, was not appropriate. In addition, the committee will instruct the ARC to adopt the following procedures: document its actions with posted meetings, minutes from those meetings and the Board's agenda will need to be posted with details of specific items to be

discussed.

Meeting adjourned at 6:20PM.

The ARC has approved the removal of the oak tree.

8 Unfinished business

Front Entrance Wing Wall Upgrades - Martha Singler/Kris Fanberg

The project of fixing and remodeling the front wall and entrance is close to completion. We are waiting on two permits from the county for our signage that should be here any day.

A landscaping company has been hired and will be starting in the next week. Landscaping will be done in front of new signs and on the island caps. We will be adding shrubs to hide the fountain equipment and the electrical boxes.

Mike Bell Lot 21 - you need to check with Frontier before you put plants in front of their boxes or they may cut them down.

Front Entrance - Martha Singler

The painting of the crosswalk in the front intersection of our Serenoa entrance was waiting for the completion of the Front Entrance and Wall project. Now that this project is almost done, we are ready to move ahead with the painting of the crosswalk and the purchase of mobile stop signs for the entrance to the 4-way intersection and the exit from the golf course.

Painting of the crosswalk:

Sunshine Painting: \$1,100.00

- Power wash crosswalk paint on 4 areas of intersection
- Apply two coats of Horline Traffic Paint by Sherwin Williams in White
- Apply glass reflective beads into paint surface

Mobile Stop Signs: (Displays2go.com): \$370.21 for 2

- 51" height base with 24"X24" Stop Sign

Make a motion to approve the crosswalk being painted and to purchase the 2 STOP signs for the Front Intersection.

Martha Singler moved, seconded by John Rice and passed unanimously to approve the above monies.

Nomination Committee - Martha Singler

Committee members: Martha Singler, Patti Quinnelly, Mandy Moon

The existing Board members that will be returning to next year's board are: Martha Singler, Kris Fanberg, Cary Chichester, Joe Moon

There are 3 vacancies to fill next year. The Nomination Committee is nominating the following residents (and they have agreed) to serve on the Board starting 2021:

Duane Steyer

Arun Rao

We are still working on the 3rd board position.

An email will be sent to the homeowners requesting volunteers for the board of directors.

8 New business.

Side Walk Power Washing -

December 2 and 3 our sidewalks and front entrance pavers are scheduled to be power washed.

2021 BOD Meeting dates - John Rice.

January 18, 2021 Annual Homeowners Meeting

March 15, 2021 Board of Directors Meeting

May 17, 2021 Board of Directors Meeting

August 16, 2021 Board of Directors Meeting

October 18, 2021 Board of Directors Meeting

December 6, 2021 Board of Directors Meeting

9 Homeowner comments.

None

10 Date of next meeting – December 7th, 2020 at 7:00 P.M.

11 Adjournment. The meeting was adjourned at 7:40 PM.