



Serenoa Sentinel

A Family & Golf Community

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May 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 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 941-232-9889 and 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. Cash prizes awarded were: Karalyn with the most Buncos (6), Linda most wins, highest points went to Martha, most losses to Stephanie, and lowest points to a visitor, Gay. 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.



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 9, 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>
March 7, 2021	Outdoor Bingo - Tennis Courts
May 2021	End of School Social
Summer 2021	Bike/Scooter Parade
Summer 2021	Play Doh Sculpting Challenge

Summer 2021	Book Club
Fall 2021	Pack the Backpack Charity Event
Fall 2021	Start of School Social/Meet & Greet
October 2021	Halloween Party
December 2021	Holiday Party
* details will precede event	

SERENOA COMMUNITY ASSOCIATION

Homeowners Meeting

Monday, May 17, 2021

7:00 P.M.

SERENOA GOLF CLUB

Notes

1 Call to order.

The meeting was called to order by President Martha Singler at 7 pm.

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, Kristin Fanberg, Duane Steyer, Suzanne Reynolds, Cary Chichester, Joe Moon, and Arun Rao. Bob Wiebusch represented PCM.

4 Approval of the March 18, 2021 meeting minutes.

Martha Singler moved, seconded by Kris Fanberg and passed unanimously to approve the March 15, 2021 minutes.

5 Correspondence/Property Manager Report – Bob Wiebusch:

All homeowners have paid except one. I have emailed them, and they acknowledged that the estoppels letter stated for the title company to send \$900 to the Association at closing. No funds have been received by PCM. The homeowner is checking with the title company. I believe there is confusion at the title company and the check should be forthcoming.

Lot #151 is pending. We will be collecting the lien once the sale has closed.

The Architectural Committee forwarded several violations to send to homeowners which include 3 dirty sidewalks, 9 dirty roofs, 1 dirty roof soffit, 4 heaving or uneven sidewalks, 6 dirty driveways, 5 trees below 10', 1 equipment visible from the road, and 1 pressure wash house/paint house.

6 Committee reports:

Finance-Duane Steyer

Balance Sheet

Total Assets are \$1,551,479 as of April 30, 2021. Our largest concentration of interest-bearing assets is held at TD Ameritrade where there are 15 different Certificates of Deposit that have maturities ranging from July 2021 (\$250,000) to September 2025 with an average yield of 2.1%. Expected annual interest income earned on these CD investments in 2021 is \$25,063 vs \$29,231 for 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 January 31.

There are 3 annual assessments not fully paid for the 2021 year and 1 assessment remains partially from the 2020 year. That property is in the process of being sold, and if sold the HOA will receive payment from the proceeds.

Reserve Expenditures

The only Reserve Expenditures were \$1,506.42 repairs to the Front gate

Operating Expenses

The overall year-to-date expenses for April are below budget by \$1,642, 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.

For Instance, Postage, Printing & Supplies are over budget for YTD by \$570.98 because 2021 Resident Directory was printed in February. Website Expense is over budget by \$117 due to timing differences caused by an advance payment made in January.

Infrastructure Maintenance is under budget by \$1,500 while Fountain Maintenance is over budget by \$1,425 as a result of Repairs to the Fountain in January & February totaling \$1,425.

Professional Fees – Legal are over budget by \$4,997 as a result of the need to get legal assistance in the negotiations involving 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.

Social Events is under budget by \$900 YTD because of the reduced social schedule resulting from the pandemic.

Income Taxes is under budget by \$1,345 because federal tax estimates are paid quarterly but the annual expense is budgeted monthly.

Architectural Review - Patti Quinnelly

The inspections have been completed and letters sent to homeowners. There are several areas of HOA sidewalks at the entrance that need to be repaired. Also the sidewalk along Taeda Drive that abuts the golf course needs to be replaced or repaired. It is unclear if the ownership of this has the same time limit as the obligation of the homeowners to comply.

There were 8 dirty roofs, 5 heaving sidewalks, 8 dirty sidewalks, 4 dirty driveways, 1 visible equipment, and 1 dirty house.

- Lot 144 requested approval for a partial driveway replacement. This was approved contingent on the new part being stamped and color matched to match the existing driveway.
- Homeowners of lots 110 and 111 have expressed dissatisfaction regarding the plant growth in the ponds behind their homes. Having paid a premium for waterfront lots, their views are now covered with undesirable plant growth. They request maintenance of these ponds in order to restore their lots to the condition the lots were in when they were originally purchased. Since this is a financially shared responsibility with the golf course and community, we request that the HOA board petition the golf course to address this issue.
- Per Cary Chichester, the area in question is considered a littoral shelf so the vegetation may not be able to be removed. Aquagenix says nothing can be done.
- Suzanne Reynolds reported water lettuce present in this area which could potentially be removed. Cary will look into it again to determine if anything can/should be done.

Infrastructure - Joe Moon

Speed sign placed at Lot #143 on Taeda Drive.

- We are in need of other residents that would like the speed sign in front of their house for a 26-day period of time. Please contact Joe Moon 941-806-9831.

Several attempts have been made without success to contact Larry Mizel with Total Pipeline to get an assessment and quote on drainage pipe erosion around some of the ponds.

- Please let the board know of any contractor recommendations that you may have.

DLG Electric performed warranty work to replace the photocell that controls the 7 main entrance lights.

Pond Maintenance - Cary Chichester

Report this period is mostly about alligator activity. The complaint last time from Lot 94 resurfaced and after investigation we had a permit issued by the Fish and Wildlife commission. The trapper was able to capture and kill an 8 ft and a 10 ft gator from that pond and felt fairly certain that a larger one was also present as the two he caught had significant damage from a larger gator. He had no success with that one despite repeated attempts.

Two other gators were captured and killed in the pond behind Lot 41. These were also becoming aggressive and were added to the existing permit mentioned above.

Nothing significant other than the lack of rainfall has caused the levels on most of the ponds to drop to the lowest levels we've seen in some time. Hopefully, we are near the end of the dry season and the ponds will begin to refill and the levels will go back up with some regular rain.

Landscaping/Irrigation – Kris Fanberg

The water main belonging to the county has been leaking for some time now at our front entrance. It's finally on their schedule to be fixed. We are in the queue but there is no definitive appointment.

New landscaping will be going in Tuesday in front of the Serenoa signs. We are hoping the plants will be colorful as requested.

Children's Social - Jen Dehn/Catherine Davenport

There are no new updates at this time.

Adult Social - Kim Rice

The Social Committee has been struggling to find Covid friendly events during this time. May 16th is the reschedule date for the community picnic. As you recall, it was originally scheduled to be April 11th but had to be postponed due to the storm that passed through that day. We look forward to a fun time for neighbors of all ages. Check your emails and mail tubes for more details.

Please sign up for the blood drive which is coming up on May 22nd. Again, please check your emails and mail tubes for more information.

Welcome - Suzanne Reynolds

In April we had two closings:

Robert and Esti Ramey - Lot 31- 7097 N. Serenoa

Sean and Tera Springman - Lot 145 - 6613 Taeda Dr.

They will be moving here from Colorado in early June.

Welcome to all our new neighbors! We look forward to meeting you and getting to know to know you!

There are two pending sales: Lot 160 and Lot 151.

There is one house on the market: Lot 9 - 6801 Erica lane

The motion made on March 15th for card devices needs to be amended so that the gate card devices purchased prior to 3/15/21 are still refundable. The motion to amend was passed unanimously.

We also discussed the cards and clickers which may only be guaranteed to work for 2 years. The clickers can be swapped for a new one as long as the one being traded is functional.

Hearing - Joe DiPuma

Nothing to report at this time.

Security – Martha Singler

We have been notified by several residents that there is a loud noise (day and night) coming from the club house area starting sometime last year. Unfortunately, the Golf Club's pump house has fallen into the pond and the diesel pump is needed to water the course. This pump is temporary until the new pumps can be delivered.

Due to Covid and the delay in securing necessary parts for the pumps, the delivery time has been delayed over an extended period of time. According to Kevin Paschal, the manager of the Golf Course, the anticipated timeline for the installation of new pumps is around the second week of June; however the Golf Course has no control of the exact timeline.

Please be patient with the noise as this is the only way for the Golf Course to keep the course 'alive.'

Thank you to Dave Lechner for securing the specific information on this matter.

Gate

The visitor entrance security arm was recently broken. No one reported who actually broke the gate. A police report was filed. The license plate recorded belonged to someone who lives on Hawkins. Because the gate was easily fixed and did not cost anything to do so, we did not proceed with filing charges.

One of the gates (the visitor's entrance gate) will not close. This is due to a wiring issue. In order to remedy this situation, new wiring will have to be installed underneath the pavers. Since all the wiring for all the gates is the same age, it makes sense to replace all the gate wiring. The repairs should take place the week of 5/24/21.

Gate Devices

We have had issues with the old clickers not working. We are still trying to resolve this issue. It is good to note that there are no problems with the RFID stickers, the Cards and the newer clickers (only the older clickers). We will continue to work towards a solution.

7 New Business: Proposed Wetlands - Martha Singler

The previous HOA email on 4/8/21 stated:

The Board has been informed that the majority owner, Jon Whittemore, intends to sell 5-6 acres of cow pasture at the end of Myrica Drive (on the other side of the golf path) to a developer,

Bill Saba. Bill Saba intends to turn this property into a wetland to offset a property off of Honore that he wants to develop. This property off of Honore is a designated wetland and they need to 'offset' it by establishing another wetland within a certain mile radius.

The development of the proposed 'wetland' would require the construction traffic equivalent of 2 homes being built for 4-6 months. Afterwards, maintenance vehicles would follow. These trucks would use our roads to access this property if we cannot stop the sale of the land.

The Board has obtained legal advice to see what our options are as a community. The overall feeling from the Board is that we are very much opposed to a 3rd party accessing our private neighborhood roads for a purpose not designated in our covenants. Our concern is that the proposed 'wetland' could eventually be turned into a public nature walk or worse yet, developed into homes.

As stated, we are in the process of evaluating our options and will keep you updated as events progress.

Current status:

Thanks to Kim Steyer for being an integral part of this process, we obtained sound legal counsel to work towards a common solution for our community, Serenoa Lakes, and the Golf Course. We have 3 documents that have been drafted and are awaiting approval by Jon Whitemore. Once we have agreements on the terms, a summary of these documents will be sent out to the community.

At this time we are waiting for approval of the requested changes to the documents. The most important requests were that the wetland remains protected wetlands. Martha Singler and Duane Steyer discovered that this was not the intention and that there were eventual plans to request the option for development.

Kim Steyer reported that years ago homes were supposed to be built on that land but the developers would have had to run utilities through our community and that request was denied.

We have also requested that the developers utilize county roads to develop this lot of land into wetlands instead of using our community roads.

8 Homeowner comments – none recorded

9 Date of next meeting July 19th, 2021 at 7:00 P.M.

10 Adjournment. - Martha Singler adjourned the meeting at 7:45 pm.