

Serenoa Sentinel

A Golf & Family Community

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August 2019

Neighborhood Corner:

Upcoming Events: Happy Hour at the Club House the 2nd Friday of each month.

September 14, Ladies coffee social, watch your mail tubes for more information.

October 4th, Trivia Pursuit at the Club House

Serenoa Board of Directors Meeting October 21, 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, August 19, 2019
7:00 P.M.
SERENOA GOLF CLUB
Notes**

1 Call to order.

The meeting was called to order by President Kent Sheanshang at 7:03 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: Kent Sheanshang, Martha Singler, Paul Larsen, John Rice, Kris Fanberg, and Mike Manoogian. Roger Jambor was absent. Bob Wiebusch represented PCM.

4 Approval of the May 20th, 2019 meeting minutes.

John Rice moved, seconded by Paul Larsen and passed unanimously to approve the May 20th BOD Meeting Minutes

5 Correspondence/Property Manager Report – Bob Wiebusch

Since the May 20, 2019 meeting until August 2, 2019.

Lot 2 – First Compliance Letter – vehicle blocking sidewalk

Lot 19 - Second Compliance Letter – violation of the tenant application and lease terms. Operating or hosting an Airbnb.

Lot 19 – First Compliance Letter regarding repairing yard light.

Lot 68 - First Compliance Letter and Second Compliance letter sent regarding new tenant application needed.

Lot 134 – Second Compliance letter sent, reminding the homeowner to bring the house trim color into compliance.

Lot 151 - First rental violation, Notice of Hearing letter sent, Five days to pay fine letter.

Lot 151 - Second Time, same rental violation, First Compliance letter sent - violation of the tenant application and lease terms. Operating or hosting an Airbnb.

Lot 31 - First Compliance Letter – wrong yard light top

Lot 164 - First Compliance Letter – wrong yard light top

Bob Anderson Plumbing was called to conduct the annual Backflow Preventer Test.

6 Committee reports:

• Finance - Paul Larsen

This report summarizes financial activities that have occurred for the first seven months of 2019.

Balance Sheet Activity

The total assets of The Serenoa Community Association, Inc., are \$1.45 million as of July 31, 2019.

Our largest concentration of interest-bearing assets are held at TD Ameritrade where there are sixteen different certificates of deposit that have maturities ranging from August 2019 until February 2024. The average yield of these CD investments is 2.1%. The interest income earned helps reduce future annual assessment increases.

Reserve Expenditures

A total of \$39,900 has been paid from the Reserve accounts during 2019. \$9,000 was paid from the Storm Drains Reserve to have Total Pipeline Cleaning Service examine the current condition of our storm drains. \$4,795 was paid from the Lake Plantings/Conservation Reserve for invoices received from the Serenoa Golf Club for our 50% share of services that had been performed by Creative Wetlands beginning in May 2015. Creative Wetlands provides a semi-annual monitoring and reporting for Littoral Shelves and Mitigation services to Sarasota County. \$2,674 has been paid from the HOA Documents Reserve for legal services on the new Homeowners' documents. The following have been paid from the Front Gate/Wall Reserve: \$4,500 was paid to Liberty Gates LLC for the completion of the security system at the front gate; \$15,110 for the upgrading of the landscaping and removal of non-native trees across the Ibis entrance and \$3820 was paid to West Bay Landscaping for work on the irrigation system. A reimbursement request for \$7,855 from Sarasota County for the landscaping upgrade has yet to be submitted.

2019 Annual Assessments

All annual assessments for property owners in Serenoa have been paid.

Operating Income/Expense

For the first seven months, the overall year-to-date net income is under budget by \$11,600.

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

Income and State taxes are under budget by \$2,900 and Professional Fees-Audit is also under budget by \$2,300. The recognition of these expenses does not occur until the end of the calendar year. Social & Special Events is also under budget by over \$1,200. Most of the expenses occur during the last three months of the year.

Postage/Printing/Supplies are over budget by \$1,000. This expense sees most of its activity in January when annual meeting information, voting proxies and budget information are distributed to our residents for the Annual Meeting.

Lake Maintenance expense is over budget by \$2,800. This line item will continue to be over budget for the entire year as the annual budgeted amount netted the \$398 monthly (seven months) loan repayment from the Serenoa Golf Club against the expense instead of reducing Accounts Receivable for Pond 5.

Finally, we have not incurred any Bad Debt expenses during 2019 and therefore this line item is under budget by \$1,200 for the year.

Kris Fanberg - the reimbursement request for \$7,855 from Sarasota County for the landscaping upgrade has been submitted and we are now waiting for the check.

Vince Telesco Lot 115 - do we know what is the cost to the Association for Lake maintenance - yes

Dave Vokus Lot 133 - There is normally a 10 year period for the lake monitoring, might be worth a talk to the county to see if still needed.

• **Architectural Review** - Roger Jambor (read by Kent Sheanshang)

ARC approval requests/letters since May 11, 2019:

2 Landscape improvements (Lots 36 and 94)

3 Roof replacements (Lots 68, 135, and 145)

2 Paint color changes (Lots 166 and 126)

1 Window replacement Lot 126)

All of the above were approved

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discontinue service until the Golf Course can bring their account into good standings. Currently, the golf course is 7 months behind, or \$21,000. Mike's contact with Kevin has been limited as Kevin is extremely hard to engage in a conversation. Mike has relayed to Kevin that he has multiple homeowners calling him with regards to the excess pond vegetation. Mike has asked our community for help in resolving this by personally talking with Kevin on this matter.

Nuisance alligator in Pond 14 behind Lot 84. There are small children and pets living in Lots 84 & 85. Trapper has been called.

Sam Ralston Lot 179 - is the cost division between the golf course and the association documented - yes in the Covenants.

Bob Rosenbaum Lot 180 - when did Aquagenix stop work. This month

Vince Telesco Lot 115 - glad that the Association is now taking an active role in getting the work done.

- **Welcome** - Martha Singler

Members: Martha Singler, Karin Ciholas, Ava Waltz, Linda Moody, Donna Piver, Mandy Moon

There are 3 new families that the Welcome Committee has been in touch with:

Lot 124 – Tony and Staci LaPorte – Brooke (7th grade at SMS)

Lot 130 – Karalyn and Marc Kibbey – 5 children with a daughter entering FSU and a 8th grade daughter at SMS)

Lot 84 – Jennifer and Jarrod Dehn – 3 year old son and 6 year old daughter

A gift was taken to each of the new neighbors with plans to see them at the Happy Hour/ Children's Social on Friday, August 9th.

- **Landscape Maintenance** - Kris Fanberg

32 Palm trees were trimmed for \$ 1,133.20 per board approval. 50% to be charged to the golf club.

Removal of a fallen Pindo Palm south of the gate on Ibis was approved by the board July 11. for a charge of \$ 256.00, 50% to be charged to the golf club.

I requested West Bay trim the north side of the ponds along Ibis. We will also be doing more tree trimming and fine tuning at the entrance/gate.

There were tree limbs hanging in the road by the golf cart crossing on Taeda. John Rice brought it to the attention of the golf course and they trimmed them right away. Thank you!

No update on the County grant, we are

1st Letter sent for yard light out (Lot 19)

1st Letter sent for overgrown landscape (Lot 188)

Linda Moody Lot 49 - do I need ARC approval to remove palms - yes

- **Security/Gate** - TBD (read by John Rice)

On May 29th, an adult son of a resident, attacked another homeowner and damaged some of their property, as well as scaring them badly. The person was arrested and charged with burglary with assault and/or battery. Our lawyer sent the person's parents notice to not allow the individual back into the neighborhood, which, so far, they seemed to have honored.

The gates are working well. We have had an exit gate camera installed, which is still being adjusted.

- **Infrastructure** - Mike Manoogian

Speed sign continues to show 90%+ compliance.

Sold and delivered 3 lamp post tops

Did electrical repairs for two license plate lights at front gates

Performed storm drain cleaning. Each drain was viewed and cleaned of large debris.

Got gates b/w neighborhood repaired, re-powder-coated, and replaced.

- **Pond Maintenance** - Martha Singler

As is typical of our rainy season, there has been numerous reportings of excess vegetation growth in the Lakes and Canals. The following is a list of the reportings:

- 6/25/19 – Letter from Lot 70 complaining about growth in 2 canals and Pond 16.

Response – canals were sprayed by Aquagenix and the growth in Pond 16 dissipated.

- 6/29/19 - Lot 90 and Lot 103 reported hundreds of dead fish in Pond 13.

Response – Aquagenix said it was not the result of spraying they surmised that the small fish were SHAD which are sensitive to PH Balance fluctuations (there had been a bad storm the night before).

7/2/19 – fish gone

- Pond 4 – Lot 41 – excess vegetation
- Pond 8 – Lot 174 – excess vegetation
- Pond 12 – Lot 115 – excess vegetation

I spoke with Mike with Aquagenix on Friday, August 9th, regarding the last 3 reportings. As much as he would love to resolve these issues, his company has instructed him to

waiting to finalize and be reim-bursed. The project is finished and its beautiful.

We can wait another month or two to replace the broken circulation pump on the front gate fountain. The fountain leaks. I believe we need a float valve to maintain the water level also. I am waiting on bids for both issues.

2 benches were needed for the tennis courts as the ones we had were broken and falling apart. The new ones were approved and are in. We also fixed the old benches so now we have 4 usable benches. Cost per bench was \$320. 95 each, \$641.90 total.

Kim Walbrown Lot 141 - can you do something about the dead plants at the front entrance island - yes and would welcome your assistance.

Bob Rosenbaum Lot 180 - Are the plants covered under any type of warranty - yes, but the new plantings are not the ones that are dead.

Kent Sheanshang - let's go ahead and get the fountain pump replaced.

- **Adult Social** - Kim Rice

It's summertime in Serenoa and with so many family activities going on, the community had planned only one event for the summer months.

In June, Suzanne Reynolds organized the Co-Ed Bunco Event. The event was sold out to capacity. The clubhouse offered a nice variety of menu items. This event is definitely one that the community seems interested in having again next year.

Just around the corner is the always popular Ladies Coffee Social. This event is scheduled for Saturday, Sept 14th. A casual relaxing atmosphere in which the ladies of Serenoa have an opportunity to get to know each other a bit better.

Mark your calendars and sharpen your minds for Friday October 4th Trivia Challenge. This event will be held at the clubhouse with dinner options. More details to follow.

The Second Friday of every month Happy Hour at the Club House is still a well received ongoing event and we look forward to this continuing.

- **Children's Social** - Mandy Moon

No report

- **Hearing** - Tom Kibler

The hearing committee met on July 15th and unanimously upheld the fine for Lot 151.

7 Unfinished business

HOA documents amended and restated - John Rice

The Amended and Restated Bylaws are in final form. Does the Board wish to approve them. Paul Larsen moved, seconded by Kris Fanberg and passed unanimously to approve the Amended and Restated Bylaws.

We are looking at holding a meeting with our lawyer to discuss the Amended and Restated Covenants provided that there is enough interest with homeowners to warrant the meeting. So far we have 3 homeowners interested.

We are looking to get the Amended and Restated Covenants approved by the homeowners prior to the October meeting

Norma Roberto Lot 186 - what about part time residents that will be here during that period? They will receive a mailed approval form.

Front Entrance - Diana de Avila (read by Kent Sheanshang)

Diana has had issues getting reliable quotes for the divider replacement. She has 1 bid so far and is looking for more.

We are looking to put in an 8" by 8" rounded curbing with a reflector at the front and back and a curved opening similar to the current gap in the bollards. It will be about 53' long.

Mike Angers Lot 59 - maybe we could include this in the front wing wall updates? As long as it is soon

Kim Rice Lot 159 - it's going to be 8 X 8
Yes

9 New business.

Kent Sheanshang - Lot 134 paint replacement - the required two letters have been sent and not acted upon. I recommend that we start the fining process of \$100 per day, up to the maximum \$1,000 for non-compliance.

John Rice moved, seconded by Mike Manoogian and passed unanimously to approve the fining.

10 Homeowner comments.

Mike Angers Lot 59 - I'd like to begin the process of putting together a beautification plan for the front entrance wing walls and signage. We have several homeowners who have requested to be a part of the project. They are:

Lee Piver

Mandy Moon

Bernie Wood

Patti Quinnelly

Heather & David Darling

Is it alright to proceed? - yes

11 Date of next meeting – October 21,
2019 at 7:00 P.M.

12Adjournment. The meeting was
adjourned at 8:10 PM