

Serenoa Sentinel

A Golf & Family Community

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December 2018

Neighborhood Corner:

Upcoming Events: Happy Hour at the club house the 2nd Friday of each month except for December.

Annual Serenoa Homeowners Meeting on January 21st, 7 pm at the Club House.

Ghost of Christmas Past January 11th 7 pm the Club House.

Serenoa New Neighbor Open House, March 2nd at Patti Quinnelly's. Watch your mail tubes!

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, December 3, 2018

Notes

The meeting was called to order at 7:03 p.m. by Vice President Bob Rosenbaum. The meeting notice was properly posted. All board members were present with the exception of Kent Sheanshang. Robert Wiebusch represented PCM.

October Meeting Minutes: Mike Manoogian moved, seconded by Cary Chichester and passed unanimously to approve the minutes of the October Board of Directors Meeting.

Homeowners Comments - NONE

Correspondence/Property Manager Report – Bob Wiebusch:

Since the October 15, 2018 Board of Directors meeting, to comply with the Golf Club's protocol, I hand delivered April, May, June and July hard copies of the monthly shared lawn service invoices and other shared expense invoices to the Golf Club office on August 20, 2018. I hand delivered August, September, and October hard copies of the monthly shared lawn service invoices and other shared expense invoices to the Golf Club office on October 15, 2018. On December 3, 2018 I hand delivered to the Golf Club office hard copies of November shared invoice. To date we have received no reimbursement from the Golf Club since March. And no Aquagenix or FPL invoiced have been received.

The January 1, 2019 annual fee invoices are ready and will be mailed to all homeowners at the address we have on file along with a copy of the 2019 approved budget and letter from Martha Singler.

The ARC has requested letters of first compliance and second compliance to be sent to homeowners for yard lights not working, dirty roofs, dirty driveways, heaving sidewalks, trim trees below ten feet.

The Golf Club will be notified of several sections of dirty, broken, and heaving sidewalks on

community common spaces that are in poor repair as well. There are sections of golf cart paths adjacent to homeowner lots that are broken, and the golf club should be asked to repair.

Martha Singler: Have they received invoices April through current?

Bob Wiebusch: Yes, both email and regular mail

Committee reports:

Finance – Martha Singler

Approved from the last Board meeting was the 2019 Budget which reflects our annual Homeowners' fees to remain at \$900.

We are still trying to collect the monies owed us by the Golf Course for West Bay from April to present. Please also consider that SCA owes the Golf Course for Aquagenix from January 2018 to present.

I would like for Paul Larson to handle the Ameritrade account. That would include Paul converting any cash into CD's so that we realize a higher return on our dollars.

I make a motion for Paul to assume this responsibility for Ameritrade.

Second by Mike Manoogian and passed unanimously.

Architectural Review – Shelley Stafford

Shelley Stafford and Norma Roberto are the Co-Chairs of the Architectural Review Committee. Lynn Dressler, Deb Kemp and Bernie Wood are the other committee members.

Approved Homeowner Requests for Improvements since Oct 15, 2018 Board Meeting

Lot 38 - repaint house

Lot 49 - repaint front door

Lot 169 - Remove diseased tree

Lot 44 - re-roofing with tile, remove 5 diseased palms

Lot 56 - replaces and paint front doors

Lot 8 - repaint house

Lot 186 - Remove dying palm

November 18 HOA Check completed

Letters are being sent by the Property Manager to homeowners to remedy the following concerns:

Yard lights not working

First notice letters - 6

Second notice letters -3

Driveways need cleaning

First notice letters- 22

Second notice letters - 1

Roof needs cleaning

First notice letters - 10

Second notice letters - 3

Heaving Sidewalks

First notice letter - 4

Trees over sidewalk/roadway below 10 feet

First notice letters - 10

We thank all homeowners for their efforts to maintain our beautiful neighborhood.

Infrastructure – Mike Manoogian

*Speed sign continues to show 90%+ compliance. Thanks for Bill Zoller for moving and monitoring;

*De-bug a few lanterns at front and put up Christmas lights

*Got lights on Sentex box, and license plate lights repaired.

Lakes – Cary Chichester

Nothing of any significance to report.

Previously reported gator complaint origination from 6704 Taeda Drive has not required any follow-up or any further action with the Florida Fish and Wildlife Commission who had logged the complaint. No further action is deemed necessary at this time.

Landscape Maintenance – Patti Quinnelly
(read by Mandy Moon)

The front entrance was landscaped by a volunteer group of homeowners on Saturday, November 10th. 100 red geraniums as well as 20 poinsettias were planted and mulched.

A pesticide application was done by West Bay staff November 27th.

Additional plantings of 17 geraniums and 15 scaveola were installed and mulched December 1st at the front middle island. We need to continue to maintain and install seasonal plantings for community curb appeal.

Security/Gate – Mike Hansen

The installation is proceeding. We expect it to be wrapped up within a week. We will do a walk through with the company and then communicate a roll out plan to the neighborhood.

John Rice (lot 159): be looking for communication in your email

Adult Social –Ava Waltz

The recent change in weather makes it feel like holiday season! There are three holiday dates to put on your calendars:

The Serenoa Christmas Party, December 8th - if interested in attending, please RSVP to Sue Bell immediately;

The Ladies Gift Exchange, December 13th - watch your mail tubes for details and RSVP information;

The Ghost of Christmas Past, January 11th - this will be the same night as the regular Serenoa Happy Hour.

November 11th the Serenoa Chili Cookoff was held at the clubhouse. Approximately 50 people attended to taste chili and line dance. There were six chili winners, listed below, but it was a hard choice to select any winners, all entries were delicious.

Winners:

- 1st Place Traditional: Kim Rice (Poor Man's Chili)
- 2nd Place Traditional: Doug Williams (Smokin' Good Chili)
- 1st Place Gourmet: Patty Quinnelly (Eve of Destruction)
- 2nd Place Gourmet: Aiden Tompkins (Aiden's Amazing Chili)
- 1st Place People's Choice: Tie
 - o Suzanne Reynolds (Chili Chili Bang Bang)
 - o Stephanie Cave (Team: Beach Bums; Chili: Good Vibrations)

Children Social – Mandy Moon

We had around 25 kids at the Halloween party. It was a ton of fun with games, treats, slime, and a costume contest/parade. We are now looking forward to Children's Holiday Party on Thursday December 20th. We will be having the trolley again and a visit from Santa so it's going to be a fun time! The email invite with details will be sent soon so be looking for it.

Welcome Committee – no report

Arbitration/hearing – Donna Piver

The Committee met on Oct. 30, 2018 to confirm or reject the proposed fine of \$1000.00 for the violation of SCA Rules & Regulations, section II para 6 and SCA Covenants & Restrictions Article II, para 17 Vehicles. Parking overnight on any road. The Home Owner failed to appear. The Committee reviewed the information presented by the Board and voted to confirm the fine.

The Committee Met again on November 13 to confirm or reject the proposed fine of \$1000.00 for the violation of SCA Covenants and Restrictions Article III, paragraph 26, Boarding up Residence. The Committee reviewed the information presented by the Board and the home owner. The committee voted not to

impose the proposed fine.

I would like to thank the committee: Craig Jonah, Ava Waltz, Cynthia Christy, and Dick Booth.

New Business:

Nominations for New Board Members

We have three vacancies on the Board for this upcoming year. We have three people who want to be considered. These are their bios:

Roger Jambor: Roger is a retired Technology executive with extensive experience in planning, budgeting and implementing large technology projects. Roger served on the Board as Treasurer for approximately four years during which time he implemented many programs and policies to enhance and protect the resources of the Serenoa HOA. Among other things he reduced the dues delinquencies to Zero, added tens of thousands to our reserves, led a Reserve Study that resulted in an accurate, third party assessment of our Reserves and accomplished all of this without raising the annual dues.

John Rice: My wife, Kim and I have owned our house and lived in Serenoa since 2002. I am a retired telcom executive with 30 + years' experience in the field of IT and technical support. I was responsible for the planning, implementation and management of international technical support operations. I was previously the Secretary of the Serenoa Board of Directors for 9 years. I currently maintain the Serenoa gate database, as well as the gate entry devices. I also manage the Serenoa Directory and Serenoa Sentinel.

Paul Larsen: My wife Christine and I have owned our house in Serenoa for the last nine years. We became full-time residents in November 2014 having moved from Highland Park, Illinois. I am a licensed and practicing Certified Public Accountant registered in Illinois where I still maintain an active practice. I was also the Chief Financial Officer for different banks for over 40 years in Illinois. Finally, I was the Treasurer of The Serenoa Community Association, Inc. from 2015 through 2017. After a year off, I am again ready to return with my extensive background in accounting and investing to the Serenoa board to strengthen an already strong community-based organization.

Homeowners Comments:

Re: Hearing Meeting

Larry Prohs Lot 39: I was at the meeting. The individual had a good case but blamed all shortcomings on others. We are responsible to take care of our personal property, period. The committee did a good job but seemed to have lost the intent of the covenants.

Bob Rosenbaum: A lot of thought was put into this.

Mike Hansen: We all appreciate the effort of this committee!

Re: Front Entrance update (structural)

Mike Angers Lot 59: Are we going to revisit the front update?

Mike Manoogian: This was not a part of the new gate system.

Mike Angers Lot 59: I have already done all the leg work and it got shot down by the finance committee. I am happy to get updated bids but not if we aren't serious about moving forward with it.

Larry Prohs Lot 39: Did the board do its due diligence when approving the landscape grant? Why weren't the walls and paint update included in the grant?

Board: the way we understood the grant as Patti championed it was that planned/written around the plantings. It was not understood that the walls/paint could be included.

Larry Prohs Lot 39: If there are several options, with the entrance updates, can the community have a say? Can we vote?

Board: Yes.

Mandy Moon: If you need help getting bids, I am happy to help. There are a lot of residents who are more than ready to see an upgrade to the front entrance. Let's get some updated bids and move it on from there.

Re: Gate transponders

Norma Roberto Lot 186 – Will they eventually update cards to avoid a repeat of what happened in the past when an 'old' card was used to get into the neighborhood at night?

Mike Hansen – the new system is better at getting 'stale' cards eliminated. We should probably have a procedural update as far as 'cleaning' up old cards/transponders (i.e. when people move).

Re: Gate

Mike Angers Lot 59 – What was the total cost? Are we going to have the same hours?

John Rice Lot 159 – We may change the morning gate times because of early morning golf course workers but the hours will be very similar. The total cost was around \$41K.

Lynn Dressler Lot 181 – Is this a double system? It doesn't look like there is a breakaway mechanism?

Mike Hansen – The metal gates will stay open during the day. When closed, one gate will open and then one barrier arm will raise up for ONE car to drive through. There is a breakaway

mechanism.

Emergency vehicles have 'master keys' for all gates so this will not be an issue.

Dates of next year's meetings:

January 21, March 18, May 20, August 19, October 21, and December 2.

There being no further business, the meeting adjourned at 8:08 p.m. The next Board meeting will be the Annual Board Meeting on January 21, 2019 at 7pm.