

# Serenoa Sentinel

*A Golf & Family Community*

Published by The Serenoa Community Association

January 2019

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## **Neighborhood Corner:**

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

Grand Lakes Lawsuit Update January 30, 6:30 pm at the Club House

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

Serenoa Board of Directors Meeting March 18, 7 pm at the Club House

Serenoa Picnic at Twin Lakes Park, April 7 at 3 pm. Watch your mail tubes

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



### **Serenoa Board of Directors as of January 21, 2019:**

President:	Kent Sheanshang	kent9155@yahoo.com	923-0769
V.P.:	Martha Singler	mpalthoff@yahoo.com	780-1339
Secretary:	John Rice	jdrice999@gmail.com	726-3775
Treasurer:	Paul Larsen	plarsen805@aol.com	349-9671
Director:	Bob Rosenbaum	bobrosenbaum61@gmail.com	374-4536
Director	Mike Manoogian	manoogs@manoogianre.com	556-9360
Director	Roger Jambor	rogerjambor@gmail.com	587-9800

### **New Committee Assignments:**

Roger Jambor - ARC Chairman, Gate/Security Chairman

Bob Rosenbaum - Landscape & Irrigation Chairman

Martha Singler - Pond Maintenance Chairman

### **Email/Phone updates:**

Shelley Stafford	shelleypnut1@gmail.com	941-952-3582
John Rice	941-726-3775	

**SERENOA COMMUNITY ASSOCIATION**  
**Annual Homeowners Meeting**  
**Monday, January 21, 2019**  
**7:00 P.M.**  
**SERENOA GOLF CLUB**  
**Notes**

**1 Call to order.** The meeting was called to order by President Kent Sheanshang at 7:05 pm.

**2 Proof of notice.** Meeting notice was on our web site, included in the Serenoa Sentinel and posted at the front gate.

**3 Establish quorum.** Board members present are Kent Sheanshang, Bob Rosenbaum, Cary Chichester, Mike Manoogian, Mike Hansen, Mandy Moon, Martha Singler, Bob Wiebusch represented PCM. There was a quorum of 63 homeowners

**4 Approval of the January 2018 annual meeting minutes.**

Mike Manoogian moved, seconded by Cary Chichester and passed unanimously to approve the January 15, 2018 annual meeting minutes.

**5 Nominations for New Directors**

Nominations were asked from the floor, none were made. The 3 new Serenoa Directors are: John Rice, Roger Jambor and Paul Larsen. We'd like to thank Mandy Moon, Cary Chichester and Mike Hansen for their service to the community.

**6 Correspondence/Property Manager Report – Bob Wiebusch**

There are only 23 homeowners who have not paid the annual dues. That's quite remarkable.

The Golf Club has not reimbursed SCA since April 2018. However, SCA has not been invoiced for our share of the shared electricity and lake maintenance. SCA owes the Golf Club more than the Golf Club owes SCA.

Many "first compliance" letters have been sent and most everyone has complied. Inspections are made by the Architectural Review Committee.

**7 Committee reports:**

**• Finance - Martha Singler**

The Serenoa Community has had much improvement in 2018 to its community in the form of infrastructure, a new front gate system, storm sewage repairs, and maintenance as well as beautification of our landscape. Our 2018 budget was balanced with the exception of the cost of our new gate system.

In October, we passed the 2019 Budget where 2019 dues were held constant at \$900. Our expenses increased slightly (from \$86,000 to \$94,600) to accommodate the homeowners' requests to have our sidewalks, curbs, and front entrance entry and walls pressure washed.

Outstanding receivables and payables directly correspond to the Golf Course. Currently the Golf Course owes SCA \$13,207.57 (April thru December 2018) and SCA owes the Golf Course for Pond Maintenance \$18,000.00 (January thru December 2018 for Aquagenix).

**• Architectural Review - Norma Roberto**

Norma Roberto (mianroberto@gmail.com ) and Shelley Stafford (shelleypnut@gmail.com ) are the Co-Chairs of the Architectural Review Committee. Architectural Review Committee members: Lynn Dressler, Deb Kemp and Bernie Wood.

**APPROVED HOMEOWNER'S REQUESTS FOR IMPROVEMENTS**

A total of 70 homeowner requests were received and reviewed by the ARC committee members in 2018.

Most requests are managed through email (sent to the chair(s) of the ARC). If we receive the necessary information from the homeowner, we try to respond promptly.

Please note that for Exterior changes to your home/lot, the Architectural Review Committee requires the following information to be included in your email.

1. a photo of existing house exterior including roof
2. photos of planned paint colors, roof tile or shingle, paver etc.
3. For landscape requests , a drawing and description of planned land-scape changes including any tree/palm removals

If you do not have access to email, please contact an Architectural Review Committee member for assistance with your request.

House Additions require hard copy plans to be submitted for review by the committee.

**HOA CHECKS**

All Serenoa homeowners are required to maintain their properties to the standards laid out in the Serenoa Rules and Covenants. These standards are designed to enhance the beauty and values of the neighborhood. The Board of Directors requires that the Architectural Review Committee conduct regular visual inspections of the community include homes and common areas.

A new process was established for HOA Checks in early 2018 under the direction and

with input from the Board of Directors.

**New Process**

Following the HOA check being completed, the ARC sends a list of concerns (Lot Numbers, addresses and covenant or rule issue) to the Property Management Company. First Notice Letters are then sent out to the Lot Homeowner requesting that the issue/concern is addressed in a timely manner.

Homeowners are also requested to contact the Property Management Company when they have addressed the covenant/rule issue.

At the time of the next HOA Check, the previous covenant/rule issues for these Lots are assessed to check that they have been remedied. If the problem still exists, the ARC will request that the Property Management sent the homeowner a Second Notice Letter. This letter advises the homeowner that they are required to rectify the problem before the next scheduled HOA meeting. The letter also includes information about the hearing and fining process of the Serenoa Homeowners Association.

**2018**

HOA Checks were conducted by the committee members in February, March, July and November in 2018.

Feb 2018 HOA Check – 70 - 1st Notice Letters sent

March 2019 HOA Check – 23 - 1st Notice Letters sent, 15 - 2nd Notice Letters sent

July 2018 HOA Check –46 - 1st Notice Letters sent, 4 – 2nd Notice Letters sent

Nov 2018 HOA Check – 52 – 1st Notice Letters sent, 7 – 2nd Notice Letters sent

**VOLUNTEERS NEEDED**

We welcome any homeowner interested in becoming a member of the Architectural Review Committee.

Norma Roberto will be leaving the committee at the end of February 2019.

Shelley Stafford will continue to be on the committee, but cannot be chairman

We thank the members of the ARC for their assistance in 2018.

Thank you, Norma for your time serving as the Co-Chair of the ARC. We hope you'll rejoin once you have the time to.

**• Infrastructure - Mike Manoogian**

Infrastructure items addresses in 2018, include:

- Speed sign monitoring;
- Securing Electricians for front landscape

lighting;

- Christmas decorations put up and take down;
- Stop sign and neighborhood sign repairs;
- Tennis court maintenance;
- Lantern de-bugging and light bulb repairs;
- Assisting neighbors in residential lantern replacements;
- HOA meetings sign postings;
- Securing and opening of South Serenoa gates b/w two neighborhoods
- Got storm drains cleared--plan to have all reviewed in advance of next Hurricane/storm season. Please keep trash can lids and debris AWAY from storm drains.

**• Pond Maintenance - Cary Chichester**

This has been a relatively quiet year for the ponds and lakes area. We have coordinated with Mike Kaighin of Aquagenix on a number of complaints concerning unchecked or unwanted growth along edges of ponds in several areas and remedial spraying was coordinated and effective. There is obviously still a problem between the club and the association which has made seeing and approving Aquagenix invoices impossible. Hopefully, this will be resolved in the coming year.

There were a couple of gator related complaints that were observed and monitored and successfully resolved with the homeowners without involving Florida Fish and Wildlife although one such incident was logged as a complaint.

Nothing else of significance to report. I will be happy to share information and contacts along with new mapping of the ponds with whoever the board designates to take over this committee as my board term is up and I will be stepping away from this. I've enjoyed working with the board over the last 2 years.

**• Security/Gate - Mike Hansen**

We procured a new gate system with barrier arms for the neighborhood. The upgrade was needed due to failing equipment of the old system and the need for enhanced security. The system prevents unauthorized cars from tail gating into the neighborhood. The new system also introduced an RFID reader for residents who purchase the \$10 sticker. This option has already proven to be popular with the residents who have purchased them.

Mike Angers, Lot 59: do the bollards that are currently at the entrance need to be so ugly? Answer - they were originally put there to make sure that drivers really noticed the change in

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lane separation. They could be toned down in the future.

Dan Higgs, Lot 65: Have you looked at what they use in Red Hawk, they have low curbs that might work for us.

Maryann Malone Lot 175: Where do the RFID stickers go on the headlight? Answer right headlight, low so not block the bulb.

- **Adult Social - Kim Rice (read by Mandy Moon)**

The Social Committee held ten events in 2018. A "New Neighbor Open House" was held at the home of Richard and Patti Quinnelly in March. It was a welcoming, relaxing atmosphere to visit with friends and meet new neighbors. Around the World in Serenoa was a popular event again this year. Guests visited four different countries enjoying the flavors and sounds of each with "Serenoa Passports" and itineraries in hand. Bunco which has been a popular event with the Serenoa ladies for years was held at the clubhouse and joined by the men again this year. The Chili Cook-off was reintroduced this year with lots of community participation. Other events in 2018 were: Ghost of Christmas Past, the Ladies Coffee Social, a community Food Drive, Trivia Pursuit, the Ladies Christmas Gift Exchange and the Serenoa Holiday Party. The Social Committee also coordinated with the Club House to present a popular Happy Hour the second Friday of every month.

2018 Committee Members included Kim Rice, Sue Bell, Linda Moody, Ava Waltz, Martha Singler, Patti Quinnelly, Frani Chichester and Suzanne Reynolds. In 2018 we welcomed Laura Williams to the Committee.

As always please feel free to suggest an event that you may like to see in upcoming years to any of the current members. You are welcome to pass along your idea or be a committee member of that event.

We are looking forward to an event filled 2019 and hope you are able to attend! Watch your emails and mail tubes for more information.

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

We had another successful year of kid parties! We had a movie night in February, the Halloween party in October and the holiday party in December. We had great turnouts for each, including many new faces!

For 2019, we plan to have the same parties and hopefully add a couple more. If you have any ideas or want to be a part of this committee, we would love to hear from you!

It is so fun for the kiddos to have these parties, so THANK YOU for your continued support and participation!

Bob Rosenbaum Lot 180: Adults are also welcome at these events and they are really fun activities.

- **Welcome - Suzi Rosenbaum**

We have had 10 new residents move into our wonderful neighborhood since January 2018 and we are thrilled to have new neighbors join our community.

Our Serenoa shopping bag along with Serenoa Golf Club information and various local information and flyers for places to visit and restaurants and events to attend in Sarasota are included.

We are pleased to have some of our new residents attend our social activities and meetings and encourage all to do so.

We have yet to meet 2 of the 10 residents as one has been away and the other just moved in very recently but we will connect with them very soon.

(If anyone has moved in and hasn't received their bag, please let me know, as I am not certain I have gotten a correct number.)

- **Arbitration - Donna Piver**

No Report

- **Landscape Maintenance - Patti Quinnelly**

Our ongoing contract with West Bay has resulted in savings of \$23,712.00 to our community over the past two years. This is a significant impact to our bottom line. They will again be maintaining our landscape for 2019, with no increase in the contract price. Irrigation repair has however increased \$2 per hour to \$48 per hour.

Laura Williams and I applied for and received a landscape grant from Sarasota County for \$15,710.00. This will include removal of approximately 10 Brazilian pepper trees, creating a berm to stabilize a slope at the south end of the project, removal of a 7 foot strip of grass along the project length, landscaping, irrigation, and mulching approximately 500 feet along our property entrance walls. This will only cost our association \$7,855. We are required, by the county to have volunteer hours by the community to fulfill our grant contract. Laura and I will let you know the date. It will probably be a "clean up project" of the area where we will install our new landscape.

Before the holidays, a group of about a dozen volunteers planted 20 poinsettias and about 120 geraniums and mulched the planting areas. About 2 weeks later, we removed older annuals and planted about 30 more plants to fill in areas that replaced the older annuals. Unfortunately, a strong storm came through less

than a week before Christmas and decimated the poinsettias.

Landscape plans for 2019 include trimming of the entrance palms, adding to the entrance landscape installed in 2017, and of course the grant project.

Our covenants specifically say in Article VI "Common Maintenance Areas", paragraph 1, that "The golf club owner shall be responsible for maintaining in first class condition the entrance boulevard, being Serenoa Drive, from Ibis Street to tract A, and tracts C and G. These tracts are collectively referred to hereinafter as "common maintenance areas".

In paragraph 2, "Sharing expenses", "The community association's pro rata share shall be one third the cost of maintaining lake banks, canals, and ditches, and one half the cost of plantings, grass, irrigation system, and lighting, along Ibis Street and the entrance boulevard, from Ibis Street to tract A."

The golf club was never billed for their one half of the landscape project of 2017, \$12,177, which would be \$6088.50 or their half of the subsequent irrigation \$3,300 bill, another \$1,650.00 which would be \$7,738.50. Their expense for one half of the grant project, \$3,927.50 would bring their total share to \$11,666. Our entrance benefits them as business owners, and that is why the covenants divided these expenses. I can see no reason why our homeowners' association should not be reimbursed for any of these past or future projects.

Kent Sheanshang, President: The Golf Course cannot be billed for work they never requested or agreed to.

Correction to the above report: The actual amount of the grant from the county is \$7,855.00, with an additional \$7,855 of matching funds due from Serenoa. This does not include the \$5,000 irrigation system upgrade costs that Serenoa also paid for.

**7 Unfinished business.**

Covenants: These need to be redone prior to 2020. We will keep you informed of the suggested changes as they are reviewed

There is a meeting scheduled for January 30 at 6:30 pm at the Club House to review the status of the legal issues with the Neal housing project on Ibis. You are all encouraged to attend this important meeting.

Mike Mason Lot 56: Having all the Neal wishes approved by the county and the courts is absurd. It is wrong on so many levels.

The new irrigation systems are in and working with new power and valves.

**8 New business.**

Revised Covenants - John Rice will be the BOD single point of contact for this effort. He will be assisted by Tom Kibler and Kent Sheanshang.

**9 Homeowner comments.**

Mike Angers, Lot 59: The front entrance walls really need to be updated and I have gotten several bids to have this work done, which I will provide to the Board. I need others to assist with this project. Many Moon and Patti Quinnelly agreed to participate.

Kent Sheanshang - we need to try and include the Golf Course in this effort, both in a cost and design effort. Maybe having the signage say "Serenoa the Golf and Family Community".

**10. Date of next meeting** – March 18, 2019 at 7:00 P.M.

**11 Adjournment.** There being no future business, the meeting was adjourned at 7:55 pm



**Organization Meeting of the Board of Directors**

**Immediately following the Annual Homeowners Meeting**

**Notes**

**1. Call the Meeting to order**

President Kent Sheanshang called the meeting to order at 8 pm

**2. Determination of a Quorum**

All members except Paul Larsen were present

**3. Proper Meeting Notice**

Meeting notice was mailed to every homeowner in early December

**4. Election of Officers**

Kent Sheanshang moved, seconded by John Rice and unanimously approved the following officer assignments:

- President Kent Sheanshang
- Vice President Martha Singler
- Secretary John Rice
- Treasurer Paul Larsen

**5. Committee Assignments**

Roger Jambor has agreed to take on: Gate Maintenance, Security and Chairman of the ARC

Bob Rosenbaum will take on board coordination support of Landscape and Irrigation with Patti Quinnelly.

Welcome Committee - Suzi and Bob Rosenbaum

Martha Singler agreed to be part of the Welcome Committee

Martha Singler has agreed to handle the Ponds until a permanent replacement can be found.

**6. Adjournment** 8:10 pm