

Serenoa Sentinel

A Golf & Family Community

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March 2019

Neighborhood Corner:

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

Family Picnic at Lwin Lakes Park April 7. Watch your mail tubes!

Serenoa Around the World - foods and traditions around the US, April 27. Watch your mail tubes!

Serenoa Board of Directors Meeting May 20, 7 pm at the Club House

Food Bank - May 18 drop off food stuffs at the front gate.

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, March 18, 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 and Roger Jambor. Bob Wiebusch represented PCM.

4 Approval of the December 3rd 2018 meeting minutes.

John Rice moved, seconded by Paul Larsen and passed unanimously to approve the December 3rd BOD Meeting Minutes.

5 Correspondence/Property Manager Report – Bob Wiebusch

Since the January 21, 2019 meeting, all homeowners have paid 2019 annual dues.

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. I last wrote to the Golf Club February 26, 2019 with the February West Bay Landscape invoice.

I have sent first and second compliance letters to homeowners with yard lights not working. Letters to homeowners with rental policy infractions, driveway infractions, parking in driveway infractions, and a POD in the driveway.

6 Committee reports:

1. Finance - Paul Larsen

This report summarizes financial activities that have occurred during 2019.

Balance Sheet Activity

The total assets of The Serenoa Community Association, Inc., are \$1.4 million as of December 31, 2018.

Our largest concentration of interest-bearing assets are held at TD Ameritrade where there are thirteen different certificates of deposit that have maturities ranging from July 2019 until February 2024. The average yield of these CD investments is 1.9%.

2019 Annual Assessments

As of today all annual assessments for property owners in Serenoa have been paid.

Operating Income/Expense

There have been no financial statements compiled by PCM for 2019. The December 31, 2018 financial statements have not been finalized with PCM. The 2019 monthly financial statements will not be produced until all outstanding issues with the 2018 financial records have been resolved.

2. Architectural Review/ Security - Roger Jambor

The following have been approved:

Front Door and Window Replacement - 1

Roof Replacement - 1

House Painting - 2

Play Set - 1

The community was surveyed for faulty Yard Lights:

8 Were Faulty

2 were for the second time

Letters have been sent.

In April 2018 a letter was sent to a homeowner describing the poor condition of their driveway and walkway. A second letter was sent on February 27, 2019. If there is no compliance the homeowner will be fined.

We will be doing a community survey for other violations shortly.

3. Security/Gate - Roger Jambor

The new gate system is working well although there have been some issues with the exit gates staying open. The latest fix seems to be working.

We have received some negative comments on the bollards separating the Resident and Visitor lanes. We need a volunteer to take the lead on finding alternatives.

4. Infrastructure - Mike Manoogian (read by John Rice)

Speed sign continues to show 90%+ compliance. Thanks to Bill Zoller for training me on its maintenance;

Ordered and received 10 lamp post tops

Replace bulbs for license plate lights at front entrance

Setting up discussion around storm drain maintenance w/Total Pipe

5. Pond Maintenance - Martha Singler

A request from Lot 136 to look into an abundance of plant growth in Pond 10 was referred to Aquagenix. Aquagenix has assessed the situation and determined that it is dollar weed. They will come the latter part of this week in a spray boat to treat the weeds. The weeds will turn brown in a week or so after treatment and be gone in about 3 to 4 weeks.

Another request came from Lot 50 to look at some severely depressed holes of various sizes adjacent to the storm drain and along the bank of Pond 4 behind their house. I have emailed pictures to the Board to ask for their input. One suggestion is for the Storm/Sewer person to determine if that particular drain is contributing or causing the damage.

Kent Sheanshang: We will check all 29 storm drains prior to normal hurricane season.

6. Landscape Maintenance - Patti Quinnelly (Read by John Rice)

We are anticipating beginning our grant project as soon as it is approved by the new board. Then we will be able to assist in soliciting

volunteers for our required community man hours which is necessary to receive grant funding.

A check for amount requested was provided to Laura Williams, who represented the Landscape Committee.

7. Adult Social - Kim Rice

The 2019 social event year started January 11th with the Ghost of Christmas Past. Approximately thirty people attended and all loved the gifts they exchanged.

The second 2019 event was the Neighborhood Open House Brunch held March 9th. Approximately forty residents attended, many were new faces to the social events held in the neighborhood. It was a great time to meet new neighbors and catch up with familiar faces.

In the next two months three events will be held:

April 7 - Family Picnic at Twin Lakes Park, get ready to enjoy the afternoon with kids and neighbors.

April 27 - Serenoa Around the World, focusing on foods and traditions from various US states.

May 18 - Food Bank drop off at the front gate, start cleaning out those cupboards!

Please mark your calendars for these dates and watch your email and mail tubes for more information.

8. Children's Social - Mandy Moon

No Report

9. Welcome - Suzi Rosenbaum (read by John Rice)

Bruce and Suzanne Dundon, 6745 Taeda, attended the March Neighborhood Coffee where Bob officially welcomed them to Serenoa and presented them with their Welcome Package.

2 other new neighbors are being contacted this month.

10. Hearing - Donna Piver

No Report

President Kent Sheanshang took a moment to notify the assembly that Bob Rosenbaum has resigned from the board due to increasing workloads and personal commitments. Kent thanked Bob for his time on the Board and ask all others to do so as well. Thank you, Bob!

7 Unfinished business

HOA documents amended and restated - MRTA & Articles of Incorporation - John Rice

The MRTA an Amended and Revised Articles of Incorporation have been reviewed and are ready for Board review and Acceptance. They were forwarded to the Board and the Community in early March for their comments, none have been received.

Paul Larsen moved, seconded by Martha Singler and passed unanimously to approve the MRTA and the Amended and Revised Articles of Incorporation.

The Amended and Restated Covenants and Bylaws have been received by the committee, reviewed and comments sent back to our lawyer. He has adjusted them per our comments, sent them to us and we are in the process of reviewing his updates. We hope to have them revised again and to the Community within the next month or so for your review and comment.

Martha Singler asked about a rumor that the golf course is planning to build on the golf course. Per our Covenants, Article X and XI the golf course can and must maintain the golf course, parking facilities, clubhouse, restaurant, bar, lounge, dining facilities, and related recreational amenities and facilities which shall be owned, used and maintained as either a public or private club facilities

The covenants and restrictions of this Declaration shall run with the title to each of the Lots in the Community and shall inure to the benefit of and be enforceable in accordance with its terms by the Association or the Owner of any of such Lots, the Golf Club Owner, and their respective legal representatives, heirs, successors and assigns, for a term of fifty (50) years from the date of the recording of the original Declaration, after which time the provisions of this Declaration shall automatically be extended for successive periods of ten (10) years.

Also the county based the allowed houses per acreage on using the entirety of Serenoa including the golf course land.

Front Entrance - Mike Angers

No report

8 New business.

Paul Larsen reviewed our insurance coverage with the assembly and asked for approval of them. John Rice moved, seconded by Roger Jambor and passed unanimously to approve the Insurance as described by Paul.

The BOD moved to have Linda Moody on the Welcome Committee and for her to become the Chairman of the committee. Martha Singler will be the liaison to the BOD for the committee, as well as an active member.

UPDATE: Linda has requested to have someone else become chairman, who had not had the opportunity. The group will meet and forward their recommendation to the BOD.

9 Homeowner comments.

Lot 138 has requested a review of their choice of trim color. They understand that they should have requested ARC approval for the house painting, but assumed as the main color was basically the same, it was not necessary. They do not feel that the trim color (Blue) is unacceptable, but will submit the necessary paperwork to the ARC for their review.

Lot 38 - we need to stay the course on pre approval by the ARC

Lot 28 - if there are others in the neighborhood with like colors than it should be allowed.

10 Date of next meeting – May 20, 2019 at 7:00 P.M.

11 Adjournment. Meeting was adjourned at 7:35 P.M.