

Serenoa Sentinel

A Golf & Family Community

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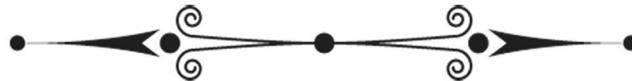
Neighborhood Corner:

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

June 21, Mens and Ladies Bunco at the Club House

Serenoa Board of Directors Meeting August 19, 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, May 20, 2019

7:00 P.M.

SERENOA GOLF CLUB

Notes

1 Call to order.

The meeting was called to order by President Kent Sheanshang at 7:00 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. Mike Manoogian was absent

4 Approval of the March 18th, 2019 meeting minutes.

Roger Jambor moved, seconded by Paul Larsen and passed unanimously to approve the March 18th BOD Meeting Minutes

5 Board Member Replacement

Martha Singler moved to nominate, seconded by John Rice and passed unanimously to have Kristin Fanberg replace Bob Rosenbaum on the Board of Directors. She will have responsibility for oversight of Landscaping and Irrigation.

6 Correspondence/Property Manager Report – Bob Wiebusch

Since the March 18, 2019 meeting, all homeowners have paid 2019 annual dues, and two homeowners paid twice and were issued refunds.

The Golf Club has not reimbursed SCA since April 2018 for 50% of lawn service and irrigation repairs. This month Paul Larsen secured Aquagenix invoices from January 2018 to April 2019. I last wrote to the Golf Club with the April West Bay Landscape lawn service and irrigation invoices.

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

Lot 59 – First Compliance Letter – underage golf cart driver.

Lot 106 – Second Compliance letter – violation of the tenant application and lease terms. Operating or hosting an AirBnB.

Lot 107 – First Compliance Letter RV parked in driveway

Lot 133 - First Compliance Letter – remove the property marker/clothesline from the left side of their property.

Lot 134 – First Compliance Letter - reminding the homeowner to bring the house trim color into compliance.

Lot 151 - Second Compliance letter - violation of the tenant application and lease terms. Operating or hosting an AirBnB.

Lot 168 - First Compliance Letter – violation of the tenant application and lease terms. Operating or hosting an AirBnB.

Lot 168 - Second Compliance letter – Remove dirt, debris, peeling paint, and mold from the driveway.

7 Committee reports:

- **Finance** - Paul Larsen

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

Balance Sheet Activity

The total assets of The Serenoa Community Association, Inc., are \$1.5 million as of March 31, 2019.

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%. The interest income earned helps reduce future annual assessment increases.

2019 Annual Assessments

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

Operating Income/Expense

For the first three months, the overall year-

to-date net income is on budget.

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

Infrastructure Maintenance is over budget by \$4000. This is the result of all the sidewalks in our community being cleaned for the cost of \$5850 in early January 2019. This should continue to get closer to the projected budget over the next nine months. Postage/Printing/Supplies are over budget by \$1100. Again, this is a timing difference as annual meeting information, voting proxies and budget information are distributed to our residents for the Annual Meeting each January. Income Taxes are below budget by \$1250. Again, this is a timing issue as the income taxes payable are calculated late in the year.

Finally, Lake Maintenance expense is over budget by \$1000. This line item will continue to be over budget for the entire year as the annual budgeted amount netted the \$398 monthly loan repayment from the Serenoa Golf Club against the expense instead of reducing Accounts Receivable for Pond 5.

- **Architectural Review** - Roger Jambor

The following ARC requests have been approved since the last board meeting:

Replace Pool Cage	1
Landscape Update	4
Remove Palm Trees	1
Plant Trees	1
Replace Windows	3
Replace Roof	1

- **Security/Gate** - Roger Jambor

The monitor in the equipment cabinet has been replaced.

We are evaluating alternatives for a Gate Maintenance contract in order to save costs.

The equipment cabinet and surrounds have been sprayed for ant control.

We are evaluating a Comcast offer to provide Gate Monitoring Service and they will pay us a "signing bonus".

Someone drove through the exit barrier. We are recommending the installation of an additional camera at the exit. The projected cost is \$1,250. Paul Larsen moved, seconded by John Rice and approved unanimously to purchase the exit gate camera. The funding will be from the normal gate funds.

- **Infrastructure** - Mike Manoogian (Read by John Rice)

Speed sign continues to show 90%+ compliance.

Sold and delivered 4 lamp post tops

Had electrical repairs done for front lamp post and license plate light

Replace bulbs for landscaping and license plate lights at front entrance

Had two meetings with storm drain maintenance companies. Received one quote and chasing second vendor for quote. Met third person recently who may be able to provide additional quote. Total Pipeline recommends only scoping drains that don't flush well.

- **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.

Report on above: Homeowner thanks the Board for taking care of the weeds and says that the lake looks great!

Paul Larsen learned that we are partially responsible for Creative Wetlands, INC. that is contracted by the Golf Course and that we owe monies from their bi-annual inspections starting in 2015. Paul and Kent asked me to contact them to learn more.

Report on above: Jim Henslick is my contact for Creative Wetlands, INC. Jim is contracted by the Golf Course and Aquagenix fixes the problems. All the lakes have to be maintained according to County specifications. There are two main areas that Jim checks twice a year with a report going to the Golf Course and Sarasota County: littoral shelves and mitigation.

Littoral shelves are the shallow area where the plants grow. In this area, 65% of plantings have to be 'desirable plants' with less than 15% being undesirable plants.

Mitigation: There is one mitigation area in Serenoa that is being monitored. This area has to have 85% 'desired plants' with only 15% undesirable plantings. I believe that this area is behind Stacy Lane and Taeda Drive (where the thick vegetation is). This area will need attention in the near future as there are Brazilian Pepper Trees that are undesirable and may need removal. Jim believes that after this next report, action by the County may be required.

Kent and I will be meeting with Jim Henslick this Thursday, May 23rd to talk about any concerns he may have as it relates to these two areas

- **Welcome** - Martha Singler

The Welcome Committee met a few weeks ago during which time the four members decided that a different approach to 'welcoming' new residents was needed. One comment was that the bundle of brochures many times ended in the trash or recyclables. It was noted that collecting all these brochures was time intensive and labor intensive to sort them. Another comment was that 'popping in' on new residents to 'welcome them' was not always met with happy faces from our new residents.

Our new approach consists of the following: Inserting a WELCOME packet of papers (we would use colored paper) inside the Directory which John hands out to new residents as they collect their gate keys. Inside the packet would include the following:

- o Welcome Cover Letter
- o Listing of local Sarasota Events
- o Serenoa Social Calendar for the year
- o ARC Guidelines
- o Welcome Letter from the Children's Committee
- o ACH (Association Pay Authorization) letter for automatic dues payment

The Welcome Cover Letter states at the bottom:

We would love to be able to greet you in person! If you are open to that, please contact a Welcome Committee member below so that we can set up a time that is convenient for you. Please don't hesitate to contact one of the members of the Welcoming Committee for any additional information. We are here to help you in any way that we can!!

We will make contact via email or phone a couple of weeks after the purchase of a home. If no response is garnered, a second attempt a couple of weeks later will be made. If no response, then we will assume that the new resident does not want to be personally welcomed.

Donna Piver asked to join the Welcome Committee, Martha agreed.

- **Landscape Maintenance** - Patti Quinnelly

The majority of work has been completed on the Ibis wall landscape. All the plants are in and work was completed today on the micro irrigation.

The large rut on the south side will be filled with dirt and sod as well as a hole around an irrigation pipe on the north side. I anticipate completion of the project tonight.

I spoke with Miranda today and as soon as

the project is completed Frank should be paid, because proof of payment by our community is a requirement of the final report. I will have to complete the remaining checklist of the requirements for the county final report, then Miranda will do a final inspection, then we will be reimbursed.

Mulch for the remainder of the entry islands will be done after the palms are trimmed and the entrance project is completed. The cost for the mulch is \$2,000.00 which should be split with the golf course as routine maintenance.

The best quote I received for the trimming of the entrance palms is \$1,054.00, which also should be split with the golf course. We should consider the trimming of the palms an annual expense. When only done bi-annually dead fronds from the preceding year drop after every windstorm and the fruit and seeds are invasive to our landscape.

It was discussed that the golf course should have been notified, prior to the installation of the mulch, about the amount required and the cost, which would have allowed them the opportunity to possibly find a cheaper alternative. They will be notified about the cost of tree trimming prior to it happening.

Roger Jambor, moved, seconded by John Rice and passed unanimously to pay the \$2,000 and the \$1,054 and then request 50% recovery from the golf course as per Article VI, Item 2 of the Covenants.

The circulating pump for the entrance fountain broke and replacement including labor is \$1250.00. It was decided to hold off replacing the pump until the next board meeting at the earliest. It was suggested that we could save monies by just turning the fountain into a planter. This idea was well received, but it was recommended that we ask for community input prior to proceeding. An email will be sent out requesting input. It will then be addressed at the BOD meeting in August.

Patti will look into the course of action required to change the fountain into a planter if it is approved.

Patti requested that Frank be paid as quickly as possible, provided that all work is done as contracted. The County will then pay us the 50% of the cost as described in the grant.

- **Adult Social** - Kim Rice (read by Linda Moody)

During the last two months, Serenoa has held three well attended events. First is The Twin Lakes Family Picnic, which we are glad to see is gaining in popularity and attendance. A special thank you to those involved in coordinating the fire and ice cream trucks as well as providing a

hot grill for anyone that may want to use it.

The Serenoa Around the World hosts, welcomed 60 residents into their homes via Hot Air Balloon as our mode of transportation. A big thank you to these hosts for their time, creativity, and generosity. This popular event has been suggested a theme for next year's adventure. Are you ready to travel in a time machine?

Lastly was the community food bank donation. Thank you to the many residents who participated to help others in need. Due to the feedback received from these events, we expect to see them again on next year's calendar.

Since summer is here and residents' calendars fill up with more family activities, the community has planned only one event: Community Bunco at the club house on June 21st. More information will be provided through email and delivered to your mail tube.

Activities will pick up again in the fall with the Ladies Coffee Social, Trivia Pursuit, a possible bowling event, the Serenoa Christmas Party and the Ladies Christmas Gift Exchange. Monthly Friday Happy Hours will continue as usual through the end of the year.

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

No Report

- **Hearing** - Tom Kibler

The Hearing committee has not met since the last board meeting and has nothing to report, other than its members are Je DiPuma, Mike Mason and Tom Kibler. We are searching for two women to serve on the committee.

8 Unfinished business

HOA documents amended and restated - John Rice

The draft Covenants and Bylaws have been sent to all homeowners by email and hard copies for the comments and input. So far, we have received limited input (3 comments). We were planning on having our attorney have a Q&A with homeowners in early September, but we will ask how many would attend before it is scheduled. We will only do it there is enough interest in the community.

9 New business.

Fining status

We have a homeowner who has been having paying guests via AirBnB contrary to our Covenants, which only allow for a minimum rental period of 90 days and only twice within a calendar year (Article 3, item 2 as amended February 2011). The homeowner cancelled her AirBnB ad 10 days after receiving the 2nd letter

to cease and desist. They continued to allow renters for some time after the ad was removed. Kent Sheanshang moved, seconded by John Rice and approved unanimously to recommend a fine of \$100 per day for a maximum of \$1,000. It will now go to the Hearing Committee.

Front Entrance Changes - Diana De Avila and Sue Steyer will look into what changes can be made to the bollards at the front entrance. They will look at other communities in the area to get ideas.

Comcast Right to Use Contract - Unbeknownst to the Board, we have previously had a contract with Comcast for the last 18 years, allowing them to work in the development. This is not exclusive, meaning the homeowners are free to choose any internet/phone/TV provider that they wish to. It does move Serenoa Comcast customers to the top of the list for repairs and additional services if they do have Comcast. In return, Comcast will pay Serenoa \$14,400 for a 5-year contract.

The monies will allow us to replace the benches at the tennis courts that are in bad repair (2 benches at \$279 each) and still give us funds to assist in the upgrading of the front entrance electrical service, which is currently in shambles. The estimated cost for the electrical upgrade is \$15,000, with more bids to come in. Paul Larsen moved, and Roger Jambor seconded and unanimously approved to use the funds for these items.

10 Homeowner comments.

None

11 Date of next meeting –, August 19, 2019 at 7:00 P.M.

12 Adjournment. The meeting was adjourned at 8:15 PM