

Serenoa Sentinel

A Golf & Family Community

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November 2018

Neighborhood Corner:

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

Serenoa Board of Directors meeting on December 3rd, 7 pm at the Club House.

Serenoa Christmas Party December 8th at the Club House.

Serenoa Ladies Gift Exchange, Thursday, December 13th at Martha Singler's.

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



FREE LIBRARY

"Little Free Library is a 501 nonprofit organization that aims to inspire a love of reading, build community, and spark creativity by fostering neighborhood book exchanges around the world. More than 75,000 public book exchanges are registered with the organization and branded as Little Free Libraries. Wikipedia".

I'd be happy to pick up books if people can't find the time to drive over there and I'll make sure it's stocked with new items, so people don't feel they are wasting their time going over there...

Lynn Dressler travelc@aol.com



SERENOA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

Monday, May 21, 2018

Notes

The meeting was called to order at 7:00 p.m. by President Kent Sheanshang. The meeting notice was properly posted. All board members were present and Robert Wiebusch represented PCM.

May and August Meeting Minutes: Mike Manoogian moved, seconded by Martha Singler and passed unanimously to approve the minutes of the May and August Board of Directors Meeting.

Homeowners Comments - NONE

Correspondence/Property Manager Report – Bob Wiebusch:

Since the August 20, 2018 Board of Directors meeting,

On August 20 I hand delivered hard copies to Kevin Paschall of April, May, June, and July lawn care invoices, and a small irrigation repair invoice, as instructed by Kevin Paschall.

On October 15 I hand delivered hard copies of August, September and October invoices to Kevin Paschall office.

No reimbursements have been received since March. And no Aquagenix or FPL invoiced have been received.

A Notice of Hearing letter was sent to Lot 57. The hearing is October 30.

Serenoa is now a member of CONA.

Watchdog Security will be on duty Halloween from 5- 10 pm.

Committee reports:

Finance – Martha Singler

Prior to presenting the 2019 Budget, I would like to make a few motions:

1. On the Income/Expense Statement:

a. Create a line item called Irrigation – separates it from Lawn Care Service and makes it easier to decipher costs.

b. Delete line item “General Repairs & Replacement” – makes it more accurate and relevant to put costs directly under their category.

c. Delete line item “Equipment Expense” – again, makes it more accurate to name specific category or line item the equipment cost is associated with.

d. Delete line item “Bank Fees & Coupon Books” and place any costs here under “Postage/Printing/Supplies”

e. Rename “Sentinel Production” to “Directory Production” since we only distribute the Sentinel online now.

2. Motion to charge against the Reserve:

a. Infrastructure under the Expense Account was charged \$1,800 in 06/2018 and \$1,250 in 10/2018 for cleaning out Storm Drains. Make a motion to move expense out of Infrastructure and charge against Reserves: Storm Drains for a total of \$3,050.

b. Professional Fees – Legal under the Expense Account was charged \$787.50. This expense was for HOA Documents. Make a motion to move expense from Professional Fees-Legal and charge against Reserve: HOA

Docs.

Next business: The 2017 Audit was completed with taxes paid electronically. This brings up the decision to contract our 2018 audit. The 2017 audit bill was \$3,023. We have 3 bids for the 2018 audit:

1. Peacock & French, CPAs – They have completed the last few years’ audits. However, we have had trouble getting their cooperation for the last couple of years. In this year’s proposal, they have conditions attached to their prices. To quote them, “If requested data is received on or before 1/20/2019, the fee is \$3,300. If received after 1/20/2019 but before 2/10/2019, fee is \$3,600. If requested data is received after 2/10/2019, fee is \$4,000. We will be billed for travel, word processing, report production, postage, etc. Additional expenses are not expected to exceed \$200. Fee of the tax return is \$250.” SCA could potentially be billed \$4,450, if not more.

2. Flanagan & Jason, INC – This is a company that works very well with PCM. They estimate that their fees will not exceed \$3,600 for the audit and \$190 for the tax return. Fee estimate is based on anticipated cooperation from SCA and PCM the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, F&J will keep us informed.

3. Loton Williams – They originally proposed \$4,500 for their services, now they are at \$4,000. Not a lot is known about this offer.

I make a motion to contract with Flanagan & Jason for approximately \$3,800 for the 2018 audit. This is a company that has good history with PCM and works very well with them. We have been correcting multiple accounting entries so there should not be significant additional time necessary to complete this audit.

Last, but not least, is the presentation of the 2019 Budget approved and proposed by the Finance Committee. The Finance Committee includes: Paul Larsen, Roger Jambor, Gloria Di Puma, Tom Kibler, Michael Patrick and Martha Singler.

In determining the Annual Assessment for 2019, the committee felt that the current assessment of \$900 was sufficient to fund the expenses and still make a significant contribution to the Reserves.

As far as Expenses for next year, there is an \$8,600 increase from 2018’s budget from \$86,000 to \$94,600. This increase stems primarily from the \$5,000 for the sidewalks being cleaned annually (Infrastructure Account) and our current irrigation system in need of repair.

With regard to the Reserves, we will have \$78,200 to distribute among the Reserves Accounts, with Roadways getting the largest portion. We continue to contribute to our Reserve Accounts in anticipation of the time when we will have to tap these resources.

Comments –

Kent: We need to be billing the golf course their portion of all relative maintenance/repair items. Also, anything outside of maintenance items, committees need to get bids and board approval before spending.

-All motions stated in the finance report were seconded and unanimously approved by the board.

Architectural Review – Shelley Stafford

Norma Roberto (mianroberto@gmail.com) and Shelley Stafford (shelleypnut@verizon.net) art the

Co-Chairs of the ARC. ARC members: Lynn Dressler, Deb Kemp and Bernie Wood.

APPROVED HOMEOWNER’S REQUESTS FOR IMPROVEMENTS

August Requests – 4

Lot 103 Paint House

Lot 169 Landscape Lighting

Lot 74 Reroof with tile

Lot 140 Repair driveway

September Requests – 5

Lot 18 Paver walkway and add bush

Lot 98 Remove dead tree

Lot 113 Move post light

Lot 98 Remove lanai window

Lot 123 Reroof with tile

October Requests- 3

Lot 53 Replace post light

Lot 47 Update landscape

Lot 124 Paint house / replace front door

Homeowner Assistance Needed

We ask all homeowners to please check to see that their yard light is maintained and working, sidewalks/driveways, roofs are clean and in good repair and trees over roads and sidewalks are trimmed.

If a homeowner receives a second notice and they are in the process of resolving or have just fixed the problem, they are requested to please let our property management or Co-Chair of the ARC know.

We thank all homeowners for doing their part in keeping our neighborhood safe and looking

beautiful.

Comments: Patti Quinnelly – if I want to paint my door, do I need approval? YES

Infrastructure – Mike Manoogian

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

*Re-secured tennis court wind screens;

*Vendors responding for sidewalks, speed bumps started, and tennis fence repair/replacement.

* electrician coming to fix pavement lamps

* drain on JL Court was cleaned and vacuum. Discovered multiple garbage can lids blocking flow and causing clogging. Residents: please kindly keep trash/debris from the drain entrances.

Lakes – Cary Chichester

There have been no specific complaints that I have been made aware of from any homeowners at this time. Previous concerns have been addressed and resolved to the best of my knowledge as of this writing.

Working relationship with Aquagenics has been good. Mike Kaighin has been responsive when issues have come up. I have observed in the last two weeks several areas where there seems to be a slight accumulation of water lettuce and possibly some penny wort similar to what we saw at this time last year. I will get with Mike in the next week or so to see if there is already a plan in place to deal with this and if it is a seasonal pattern type of outbreak which I suspect it is. Haven’t seen much of it yet, just enough to be concerned.

Over the past several months I continued to try and assist Mike Manoogian with obtaining quotes on the brick and concrete crosswalks similar to the ones at Serenoa Lakes. I got absolutely no response from C Sq. construction who did the work at Serenoa Lakes and reported same back to Mike. The contact information for these guys came from Dave Anderson and repeated attempts to contact them in order to get a call back and a quotation were ignored. Mike Manoogian was apparently able to make contact and I believe was given the impression that something had fallen between the cracks and they would get back to him shortly. My understanding is that no such response has actually been forthcoming. This firm is the only one after much Google searching that we found that has actually done this kind of crosswalk/speed hump. I was unable to locate anyone else that would engage in the work or provide a quotation. Hopefully, Mike has heard back from them and I am simply unaware of the response.

Our Grant application was scored and approved by the county on September 11th. We are anticipating it being funded by the county commissioners on the 23rd of this month. We asked for and received \$15,710.00, of which the county will contribute \$7,855.00. This is for removal of 10 pepper trees, building of a small berm at the south end of the project to stabilize the slope of the planting area, removal of about 7 feet of sod along the 500 feet of wall, delivering and planting of our chosen plants, mulching, and micro irrigation of the newly added landscape beds. The plants we have chosen are Florida friendly as required by the county as well as the melaleuca mulch and micro irrigation. Plants include philodendron 'Selloum', 'Black Knight' Ti, variegated shell ginger, 'Magnificent' croton, 'Nora Grant' ixora, Queen Emma Crinum Lily, and Cossandra, that will undulate around our 11 large oaks. These will not only provide year-round color, but require minimal maintenance, and are relatively deer proof. We will leave in place the arboricola, or trinetta that our deer population love to munch. We believe that the expenditure for this project is well warranted, since the landscape of nearby Rivo Lakes has been made so extravagant. As this landscape matures it will provide increased shelter for our resident wildlife. Frank Cain, of Frank's Tropical Gardens will do the installation and irrigation for us and we encourage Serenoa residents to consider him for their landscape projects.

As part of our grant, we will need to supply 30 hours of community involvement for this project. The county will document and photograph our project at various points. We will need to make a photo presentation of our project before the end of 2019's grant cycle. We anticipate this involvement being general clean-up of the trees by trimming low hanging branches and removal of any debris in the beds.

We will need to repair our current irrigation system servicing the north side of the entrance wall prior to beginning this project. Our bid for completing this is \$685.55 and should probably be done as soon as possible to ensure there are no further issues with our irrigation system. Additionally, repair or maintenance of any IBIS wall issues may be easier prior to beginning our project in late February or mid March as weather dictates.

The palms in the hedges along the entrance are continuing to be trimmed weekly until completion. This is being done by the Tuesday maintenance crew.

David Mahoney adjusted the 6 side nozzles to the entrance fountain so that now there are 8 sources of water as originally designed.

Our entrance plantings continue to mature and fill in. We would like to install additional crotons or other plantings to fill in the sides of the entrance as well as two more podocarpus to shield the electrical cabinet.

I would also like to add some red plants, perhaps vinca, which have lasted for over a year since the entrance renovation, or poinsettias in anticipation of the holidays.

Comments: Patti wants to beautify the front of the neighborhood for the holidays. She is asking for board approval to buy mulch and red plants that will cost less than \$500. Mandy motioned to approve, Bob Rosenbaum seconded it. Approved.

Security/Gate – Mike Hansen

Was discussed later in meeting.

Adult Social –Ava Waltz (read by Mandy Moon)

The Serenoa Social Committee has recently hosted the Serenoa Ladies Coffee and Trivia events. The coffee was a great mixer for 40 women from the community. Brunch was provided along with a great opportunity to visit with old friends and meet new community residents. Trivia was also sponsored with approximately 60 attendees. This event was attended by both Serenoa and the Lakes. It was so nice to see and visit with our community counter-parts.

With the change in the weather, new fall and holiday events are being planned. The first, November 10th, is a combined Serenoa and Lakes chili contest. Community members can attend with or without entering their favorite chili. Chili categories will be: Traditional, defined by using a red stock, ground beef, and made with or without beans; or Gourmet, which will include all entries not meeting the Traditional definition. Prizes will be awarded in the Traditional, Gourmet, and People's Choice categories. For those with happy feet, a line dance instructor will be teaching and leading dancing activities during the judging portion of the evening. Get out your cowboy boots, dust off your crock pots and get ready to enter!

Two other dates to be sure and add to your calendars are the Serenoa Christmas Party, December 8th, and the Ladies Gift Exchange, December 13th. We are looking forward to a great turnout and a fun time at both events. Begin planning for the holidays by adding these dates to your calendars!

Children Social – Mandy Moon

We are looking forward to the Children's Halloween party on the 28th. The Children's holiday party is scheduled for Thursday, December 20th. We will be having a trolley

again this year to tour the lights of Serenoa and Serenoa Lakes and hopefully a visitor from a special guest!

Welcome Committee – no report

Arbitration/hearing – Donna Piver

Nothing to report other than there is a meeting coming up at Donna's home.

Unfinished business:

New Entrance System – Kent Sheanshang

After getting more information regarding the current gate motors we decided it was in our best interest to replace the motors with ones that can communicate through the cloud with the new entrance gate system and barrier arms. It will alert us by email if there is a problem with the system. Now we rely on someone calling or emailing, which isn't always in a timely manner. The gate and barrier arm system will automatically open after the power is out for 15 seconds and automatically restart after power is restored for 15 seconds. We can make changes and control most things through our devices (phone or iPad). The Board voted unanimously to replace the gate motors also at a cost of \$14k. Installation timing for the new system is scheduled to be mostly completely by Thanksgiving, maybe not the new gate motors, but new system and barrier arms. pending any unforeseen problems.

Comments:

Will the residents go on a particular side?
YES, THE RIGHT SIDE.

Do you need a landline for this system? NO.

New Business:

Form a committee to find new board members

We have three vacancies on the Board this year and our infrastructure Board member who was kind enough to remain on the Board from last year until we could find a replacement for him is still looking for a replacement. One Board member Cary Chichester has agreed to stay on for another term, so we still need three. Positions needed are Secretary, infrastructure, and someone to take care of the Gates and Security. We had no volunteers from non-Board members to head up this committee, so Mike Manoogian offered to head this up and Bob Rosenbaum said he would help Mike. Please don't bombard them with requests to help the Board and neighborhood. There are plenty of things you can help with. Just let Mike or Bob know you are interested, and they will contact you in the order your request was taken.

Front walls/gate cleaning – Kent

Scheduled for December 18th and 19th we will be getting the front walls and gates on both sides cleaned as well as all common sidewalks and gutters. The Board voted to yearly clean all common sidewalks and gutters.

Fining for violations – Kent Sheanshang

Before going on I would like to apologize to the person that received the incorrect letter about working on cars in their driveway. That violation was taken care of and the fine dismissed. We do our best to make sure the correct letters are sent with the correct violations. We are human, and sometimes mistakes are made. The people that do these inspections are volunteers just like the Board. We are doing our best to keep Serenoa the great and beautiful neighborhood it is.

Continuing on, we have a neighbor that has chosen to put their hurricane shutters up and leave them up for several months. A fine of \$100 per day was levied. That equates to a \$1000 fine. The Hearing Committee is setting up a time for their meeting to address this violation.

Homeowners Comments:

Linda Moody – Can we talk to golf course about keeping lights on after functions?

Patti Quinnelly – Husband fell after trivia night at the clubhouse and was injured.

There being no further business, the meeting adjourned at 9:14 p.m. The next Board meeting will be on December 3, 2018