



Serenoa Sentinel

A Family & Golf Community

Published by The Serenoa Community Association

May 2024

Neighborhood Corner:

Serenoa is dedicated to the preservation of our tree canopy and the wildlife that is nourished and sheltered by it.

ATTENTION COMMUNITY

Serenoa is a canopy community. Please be advised that you are NOT allowed to cut down any tree in your yard without prior ARC approval. Please read the ARC guidelines and our Covenants on our website myserenoa.com or send any correspondence to serenoaarc@gmail.com.

Serenoa Men's Poker Club

If you are interested in playing in the Serenoa Poker Club, please call or email Dave Lechner at 941-586-6404 and dlechner7248@gmail.com

Ladies Bunco

Join us for Bunco! We play the third Wednesday of each month. There is a \$5 entry fee which go towards our prizes for the evening. We gather at 7P.M. and roll the dice at 7:30. Anyone who is interested in being a 'regular' or a 'substitute', please contact Karalyn Kibbey at 630-272-8001 or send an email to karalynk@comcast.net or kkibbey@brookdale.com.

2024 Serenoa Business Events Calendar

<u>DATE</u>	<u>EVENT</u>
January 15, 2024	Annual Homeowners Meeting- Club House @ 7 pm
March 18 2024	Board of Directors Meeting - Club House @ 7 pm
May 20, 2024	Board of Directors Meeting - Club House @ 7 pm
August 19, 2024	Board of Directors Meeting - Club House @ 7 pm
October 21, 2024	Board of Directors Meeting - Club House @ 7 pm
December 2, 2024	Board of Directors Meeting - Club House @ 7 pm
Serenoa ARC meets after every regularly scheduled Board Meeting At the Golf Course Clubhouse	

2024 Adult Social Calendar

<u>DATE</u>	<u>EVENT</u>
February 24, 2024	Serenoa Flamingle Party
April 7, 2024	Serenoa Neighbor Brunch
April 20, 2024	Blood Drive
April 23, 2024	Game Night
May 4, 2024	Kentucky Derby
August 23, 2024	Ladies Coffee Social.
September 7, 2024	Jimmy Buffet Party
October 19, 2024	Block Party
October ,2024	All Faith Food Bank – Cash preferred
November 16, 2024	Trivia
December 7,2024	Adult Christmas Party
December 11, 2024	Ladies Gift Exchange

* Details will precede events

2023 Children Social Calendar

<u>DATE</u>	<u>EVENT</u>
February 2023	Valentine Cupcake Decor
March 2023	Bingo
April 8,2023	Easter Egg Hunt and Golf Cart Parade
May 2023	Play-doh sculpting challenge
June 2023	Summer Kick Off
July 2023	Scavenger Hunt
August 2023	Back to School
September 2023	Painting with a Twist
October 2023	Halloween Party
November 2023	Book reading & Book Exchange
December 16 2023	Christmas Party

* Details will precede events

Social Event: Derby Party









SERENOA COMMUNITY ASSOCIATION

Board of Directors Meeting

Monday, May 20, 2024

7:00 P.M.

SERENOA GOLF CLUB

NOTES

AGENDA

1 Call to order.

The meeting was called to order by President Kim Seyer at 7:00 pm.

2 Proof of notice.

The meeting notice was properly posted by entrance sign, website, and Serenoa Sentinel Newsletter.

3 Establish quorum.

Members present were Kim Seyer, Cathy Aquaro, Kris Fanberg, Frani Chichester, and Susanne Smith represented PCM.

4 Approval of the March 18, 2024 Board meeting minutes.

Motion made by Kris Fanberg, seconded by Frani, Chichester - motion unanimously passed.

5 Correspondence/Property Manager Report – Susanne Smith

Bob Wiebusch is no longer the Property Manager. Our new Property Manager is Susanne Smith, who has just started in this position. Susanne explained that in her previous job she was Regional Director for a large management company in Orlando and oversaw 64 communities.

6 Committee Reports:

- **Finance – Michael Patrick**

Kris Fanberg made a motion to vote in Michael Patrick as Treasurer to fulfill Mark Millers term, seconded by Frani Chichester. All members in favor- motion passed unanimously.

Architectural Review – Kim Seyer, Kris Fanberg

ARC Requests 2024		
March - May		
Approved		
Lot	Request	Outcome
116	Remove canary date palm/disease not replacing	ARC approved on 3-18
Leslee Boyd	Solar light path	ARC approved on 4-1
135	Remove diseased palm	ARC approved on 5-2
33	Single roof GAF timberline HDZ Pewter Grey	ARC approved on 5-6
24	White metal roof – no solar panel	ARC approved on 5-9
121	Solar Panel locations	ACR approved on 5-6

Kim Seyer explains that the ARC committee has a new form as the old form was very cumbersome. It will be posted on the website. Kim also clarified ARC will not accept requests or submissions via text. There have been multiple requests for the paint color book - we are going to have it available for a 1-week checkout.

Larry Prohs Lot 39 asked who the members of the ARC committee are?

Kim Seyers answered myself, Kris Fanberg and Rachel Angers

- **Landscape – Rachel Angers**

Landscape Committee – Rachel Anger, Paul Mackler

We had the front entrance refurbished, two large, downed trees, an oak and a palm from N&S Ibis hauled away. New irrigation added to parts of N&S IBIS.

For the front entrance we added 2 pallets of sod, 8 pallets of mulch, 160 Pentas, a Triple Pygmy date palm to replace a dead one, 7 copperleaf & 7 podocarpus.

Along N & S Ibis we had 24 pitch apple plants added, 12 on N Ibis & 12 on S Ibis. We had the irrigation extended to meet the needs of the new pitch apple plants.

Cervante's Lawn Company while doing the installation of the new plants & flowers also transplanted many agave plants. They trimmed and pruned all hedges at the front entrance and along the front wall.

Total for Front entrance, Plants, sod, mulch, and labor was \$10,366.00. Irrigation was \$1,000.

Our next step will be getting quotes for the trimming of Oaks off the front wall & removal of some pepper trees. Included in this quote will also be the removal of some dead trees and hedges from S Ibis.

We are still in the process of hiring a new lawn company as Juniper is not maintaining the front properly.

Kim Seyer makes mention of all the changes at the front gate and how great it looks since Rachel Angers has taken the landscaping position. She also makes mention of how landscaping is currently planting pitch apples along Ibis Street and, if hearty enough, will ramp up to create a buffer along Ibis.

- **Hearing – Sam Ralston**

There is nothing to report currently.

- **Gate/Security - Mike Fanberg**

Gates/Security report-

Gate- Replaced one UPS

(Uninterrupted power source) battery back-up System that controls the gates when the electricity goes out.

- **Infrastructure –**

Nothing to report

- **Pond Maintenance –**

No activity to report for the Ponds committee report. We could really use some rain as many ponds are very shallow. It might be the time to treat for the overgrowth of weeds & bullrush.

Frani Chichester states if you live near a pond that needs attention, please let her know.

Bob Rosenbaum Lot 180 states it is county code to have a buffer from a pond to a lawn and a lot of neighbors are cutting it. They are also fertilizing and washing cars which creates runoff that goes directly into retention ponds.

Frani Chichester agrees this is contributing to the weeds we see in the ponds. She agrees it is something we need to talk about and have a solution for.

Kim Seyer asks how big the buffer needs to be

Duane Steyer Lot 192 explained 3 feet is adequate. It stops runoff. Erosion starts to happen when there is no buffer. The neighborhood must start taking responsibility to avoid this.

Bob Rosenbaum Lot 180 states the golf course used to also have a buffer of about 3 feet, and it seems to have disappeared. He suggested talking to the golf course about maintaining buffers.

Duane Steyer Lot 192 stressed the importance of buffers and explained Serenoa Lakes had to spend thousands of dollars because the ponds eroded due to not maintaining their buffer.

Kim Seyer suggested that maybe the board could put out a reminder for residents to maintain their buffer. And we should also bring it up with the golf course.

Larry Prohs Lot 39 states we also need to do something about fertilization. We need to ensure our residents understand about fertilization and Nitrogen which causes pond growth.

- **Welcome – Suzanne Reynolds/Martha Singler**

Welcome Report:

Please welcome Rimma(Rachel) Yurik Lot 9 to our Serenoa Community. We look forward to meeting you at one of our community events!

- **Adult Social – Laura Williams/Patrice Leavenworth**

Social Committee meetings occur on the 4th Wednesday of each month to discuss and plan events for the Serena Community.

Since the last report in March, we have sponsored the following events:

- Serenoa Neighbor Brunch – 53 residents enjoyed a wonderful brunch graciously hosted by Marcy and Curtis Bright on a beautiful April morning.
- Blood Drive – 9 units of blood were collected which benefits 27 patients. We are looking for stronger participation for the meaningful event in the future.
- Serenoa's First Game Night was hosted by Quinnelly's on April 23rd. 14 participants, both new and experienced in the game of Hand & Foot had enjoyed a fun night with neighbors.

- On May 4th, the Social Committee hosted a fabulous & fun Kentucky Derby event. 42 neighbors enjoyed themed food and drinks, played games, took part in special photo opportunities, and watched the live event on TV. The hats donned were amazing! Prizes were given and fun was had by all.
- As you can see, the Social Committee plans and executes many fun events throughout the year. Going forward, we are in discussion with the board about how best to advertise these fun events. Stay tuned!
- Please consult the online Sentinel for photos of these fun events.

Please look for the following events happening in the coming months:

- August 23 – Ladies Coffee Social
- September 7 – Jimmy Buffet Tribute Event

As always, please let us know if you have any suggestions or ideas!

- **Children’s Social** –
Still in need of a volunteer

7 **Unfinished Business**

Kim Seyer clarified the association will be cleaning the sidewalks 1 time a year between Thanksgiving and Christmas. We can properly budget next year for more cleanings if residents feel they need it.

Duane Steyer Lot 192 asked if the Covenants have been updated to reflect the change in sidewalks

Kim Seyer explained the Covenants have not been updated yet but it is on the agenda with a few other updates that we are working on and will be updated

Kim Seyer explained there are currently 2 quotes for the reserve study and a 3rd due in which will happen before budgeting so we will have a clearer picture of where we are. Budgeting will start for Serenoa in August. Kim

welcomes anyone with concerns about something they feel is not being budgeted properly to send her an email.

Sue Bell Lot 21 asked why the part of the sidewalk managed by both the golf course and community still haven't been fixed and how does this fit into the situation of the insurance. She states that it was so important for the residents to fix their sidewalks to come into compliance so when will these sidewalks be fixed.

Kim Seyer explained it is the responsibility of the golf course and Kim explains we have had meetings with the golf course and shared Cash Jacob's contact info but he is very busy until August. Kim says she would rather the golf course take the lead in repairs and reimburse the 50 % the community is responsible for to the golf course rather than have to pay the full amount and have the golf course reimburse the community. Multiple residents stated they had contact info for concrete companies they have worked with, and Kim said to please send her the contact info so she could forward to the golf course.

Suzanne Dundon Lot 123 expressed concern if someone fell on the sidewalk and the possibility of the golf course as well as the community being sued. She stated she was in favor of fixing these sidewalks and billing the golf course. She is concerned about how the insurance company would handle this type of situation. She is confused why we cannot fix those sidewalks but there was so much fuss over residents sidewalks.

Kim Seyer explained some are large repairs that involve major erosion issues. The areas we pointed out to the golf course we would like them to fix first are serious erosion issues.

Bob Rosenbaum Lot 180 questioned if any sidewalks in our community that were not in front of homes of residents were owned solely by Serenoa community

Martha Singler Lot 41 explained that the sidewalks at the entrance boulevard are a shared expense between the community and the Golf Course. The

sidewalks off of Taeda between holes 7 & 8 (by the restrooms) are solely owned by the Golf Course. The sidewalks at the end of Myrica are also solely owned by the Golf Course.

Bob Rosenbaum Lot 180 asked if we could barricade the areas that are the most dangerous such as the sidewalk along Taeda that the Golf Course owns.

Kim Seyer explained that area is 100% golf course owned therefore we cannot barricade. She also explained the golf course is aware of that area and have many repairs and upgrades on their master plan.

Larry Prohs Lot 39 asked who is on the budget committee

Kris Fanberg explained Finance committee members are Michael Patrick, Paul Larson, Dwayne Styer, Tom Kibler, and Roger Jambor.

Larry Prohs Lot 39 expressed interest in taking a position on the Finance Committee and could take over Roger Jambor position as he is no longer a resident. He will call Michael Patrick.

Bob Rosenbaum Lot 180 states he is confused on the cost of sidewalk assessment for each home of \$150 and use of those finances

Kim Seyer explained assessment was based on sidewalks in front of homes and finances would be used for future repair of sidewalks in front of residents' homes. That was estimated based on cleaning of sidewalks and future repairs this year. This will also be part of the reserve study and will help determine how much we need set aside.

Larry Prohs Lot 39 asked when the target date for the reserve study is?

Kim Seyer explained we already have 2 estimates and expect the 3rd estimate shortly with a target date of August 1st.

Larry Prohs Lot 39 questioned dollar amount of bids coming in

Kim Seyer stated the first two came in at \$4000 and \$4500 and still waiting on 3rd. She stated she expects the third bid to be a little more expensive but a better product.

Kim Seyer also announced that there will be a meeting May 29th at 6pm with Pat Neal and his team. There will be flyers and other notices sent out. She explains it is a very complex project across the street and she has been meeting with Grand Park and Rivo Lakes members. She also explained the many variances that Pat Neal is requesting. Many residents asked questions and Kim explained the details of these variances. Kim also stated to email her with any ideas or questions.

8 New Business

Laura Williams Lot 187 states that the HOA sign used by the social committee was taken from the entrance and they are not allowed to use it anymore- we need a solution for a sign at the front entrance. That sign has been serving the community for 25 years. I purchased a Derby sign that cost \$65. I do not agree that we should not have a sign. People rely on this sign, and it is a good selling point for the community- it shows we socialize. I had to text every home in this community about the blood drive because there was no sign. When people do not see things in front of them, they forget events. I had many phone calls about the Flamingo Party because the sign was taken down and people did not know where to go. I would like to propose forming a committee for the sign.

Kim Seyer explained many residents expressed they do not like the look of the sign and do not want a sign. They feel it degrades the look of our community. Kim explained the county has rules as to what type of sign can be utilized, for example realtor signs. Kim explained she had sent this resident an email regarding requirements for the sign.

***Laura Williams Lot 187** states she was still unclear after reading the email on requirements.*

***Kim Seyer** stated that just as many residents are passionate about the sign there are an equal number of residents who are passionate about not having a sign.*

Many residents stated that they did not believe there were multiple residents in opposition of the sign

***Bob Rosenbaum Lot 180** asked if the board and the residents could come together and explore looking for a sign that is more tasteful. Let residents bring forth and explore ideas. Without any sign we lose people's interest. Let the people present something like we did with lampposts and mailboxes, speed abatement and sidewalks. People will get discouraged with no signage. People do not read emails- the signage reminds them. Just like the sign for board meetings. Let people present something.*

***Jose Ors Lot 127** asked why we could not use text messages to communicate social events- just request a phone number from everyone*

***Kim Rice Lot 159** asked why we can't repair and use the sign we have used since 2003? It has always been repaired when needed and been the same style of sign and now it's like "nope- you can't use it anymore" I don't understand how a couple of residents sending emails saying they don't like the sign should take away a sign that many residents appreciate. There is always a board meeting sign. We should have a committee about the sign.*

***Kim Seyer** explains the HOA requires you must have all board meetings properly posted with a sign.*

Residents asking if there are really people who complain about the sign

Kim Seyer and Kris Fanberg state there are residents who complain about the sign stating no other communities have signs like that.

Residents named 4 communities that do utilize signs for social activity

Kris Fanberg states there have been a lot of proposals over the past 3 years regarding the sign

Martha Singler Lot 41 was asked how many complaints she had received as President, and she stated only one complaint in 4 years

Many residents at this point stated there should be a vote on the sign or a sign committee

Kim Seyer states the board will discuss the sign and come up with an amicable solution

Larry Prohs Lot 39 states when you come up with a solution to the sign please publish it. Make sure the residents know. You have to make sure as a board that you're serving us and it's not what you prefer. It must be what the neighborhood prefers

Bob Rosenbaum Lot 180 states he would be happy to get a professional sign that looks like a realtor sign, and it is worth exploring.

Suzanne Dundon Lot 123 states she is one of the residents that hates the sign and it is so ugly and so tacky but as a member of the social committee we put a lot of time and energy into social events and residents feel hurt about the sign. Maybe we could raise the budget for the social committee? Then we could have a sign printed. We pay for things out of our own pocket.

Kim Seyer states she agrees, and she thought the Derby sign looked good. She also states she did drive through Lakewood Ranch and Palmer Ranch and there is nobody putting out signs. We don't have to be like them, but they post on their internet site. Kim Seyer explains she is hesitant to form a sign committee based on the angst that the sidewalk committee caused for the community.

Patrice Leavenworth Lot 116 asks why is it 2-3 people pulling the strings? It should be the residents making the decision. We should be able to come to some sort of agreement. Why can't we form a committee to hear ideas and come up with a solution? The board should be representative of the neighborhood.

Kris Fanberg states she believes there are a lot of people not at tonight's meeting that are in opposition to the sign and there needs to be a discussion.

Bob Rosenbaum Lot 180 asked, was it that specific sign? What if we had a tasteful sign?

Kris Fanberg states it was opposition to that specific sign.

Joanna Benante Lot 55 states I do not like the sign and I was in opposition to the sign and tried to come up with solutions and presented different types of signs and they were shot down by the board in the past. She went on to explain that she did not feel the current sign was representative of our community. Joanna discussed with other people different types of signs and a sign that she thinks would look the best. The residents at this point also discussed texting instead of signs and the use of flyers, sentinel, and emails.

Bob Rosenbaum Lot 180 asks why we can't have the sign look uniform with the realtor signs as they are allowed in our community. He also expressed the need for procedures to be put in place for the look and placement of the sign instead of changing it every year. If we could find a non-offensive sign could that satisfy everyone?

Kim Seyer explains the board will take into consideration and discuss a solution to the sign and that the issue of the sign is not over, and the conversation is not over but the meeting will need to adjourn at this time

9 Homeowner Comments

10 Date of the Next Meeting – August 19, 2024

11 Adjournment at 8:40 pm