

Annual SLCA Homeowners Meeting Minutes (Draft)

December 6, 2022

The Annual Serenoa Lakes Homeowners Association Meeting was held at the UF/IFAS Extension Center in Twin Lakes Park on December 6, 2022. The meeting was presided over by Peter Balint, President.

The Board of Directors (BOD) present were Peter Balint, Michelle Carpenter, Steve Lanser, and Dave Anderson via Zoom.

Opening Comments: At 7:05 p.m., Peter Balint called the meeting to order and welcomed all attendees. He stated that the meeting would be conducted under Robert's Rules of Order. Peter also introduced and welcomed the following new homeowners and renters:

- Santiago Di Pardo & Florencia Giavedoni
- Steve & Dorothy Hennick
- Blasé & Erica Kibel
- Gary McCord
- Aleksander & Viktoriya Sheynkman
- Barry & Barbara Spencer (Renters)
- Joseph & Khou Graffeo (Renters)

Proof of Meeting Notice: Homeowner volunteer, Rene` North, stated that the notice for this meeting was mailed on November 21, 2022, via USPS (first-class mail) and sent via email on November 21st. Also, our signboard was posted at the community entrance on December 6, 2022.

Certification of Proxies: Homeowner volunteer, Rene` North, certified the receipt of 27 proxies from homeowners unable to attend the meeting, and there were 31 households in attendance, so the requirement for a quorum has been met.

2021 Annual Homeowners Meeting Minutes: Peter Balint made a motion that the December 7, 2021 minutes be approved, as submitted. Steve Lanser seconded the motion and it passed unanimously.

Report of Officers:

2022 Common Area Maintenance and Repairs:

- Trimmed common area palm and oak trees
- Installed fresh mulch in common areas

- Sidewalks and road gutters were cleaned in December 2022
- Gate system renovation and repairs
- Hurricane repairs and clean up

Street Tree Maintenance:

- Sixty-four (64) residential oak trees were trimmed
- Fifteen (15) common area oak trees were trimmed
- Three (30) oak trees were removed
- Six (6) palm trees were removed

Exterior Maintenance Review:

- A combined BOD/ARC initiative
- The reviews are done in April and October
- Follow-up reviews are conducted 60 days after the notifications are sent out
- The October review was completed but notices were not sent out due to the focus on the cleanup from Hurricane Ian. These notices will be sent out in January 2023.
- The primary issue found is that lamppost lights are not working (14)

Report of Committees:

Architectural Review Committee (ARC): A report from Marjorie Anderson, Chair:

- My thanks to the ARC members for all of their hard work this past year.
- Since last year's HOA meeting, we processed 29 requests, and all were approved.
- An ARC request form is available on the community website, www.serenoalakes.org, under the Property Maintenance page, Architectural Approval. No login password is needed to access this page.
- As a friendly reminder, you can not begin any project requiring ARC review until approval is obtained.
- Our approval process is typically completed within a week after receiving a request.
- If you have any questions, please contact me via email, at mha7423@gmail.com, or phone at 941-993-0503.

Landscape Committee: A report from new committee Chair, Susan Lanser:

- The new Chair conducted a review of existing landscaping by a professional landscape architect.
- Much of our landscaping is 20 years old and at the end of its useful life.
- The queen palm trees are dying from Ganoderma disease, and there is no cure.

- Some oak trees are infected with oak wilt disease and there is no cure.
- We plan to Institute a multi-year program to replace and update existing landscaping as reflected in the budget.

Social Committee: A report from Carolyn Mack and Brooke Eisenacher:

- A Happy Hour hosted by Art Medici was held in May
- A Children's Easter Egg Hunt
- A Children's Back-to-School Ice Cream Social
- A Children's Halloween Party
- A Children's Christmas Party
- Donations collected for All Faiths Food Bank resulted in the collection of \$2,250 which was matched by an anonymous donor for a total of \$4,500.
- Our Adult Holiday Party was held at Heritage Oaks.

Gate Committee: A report from Peter Balint:

- We performed routine maintenance on the gates' hinges and operating arms.
- We replaced the callbox LCD.
- We replaced the callbox keypad and scroll buttons.
- We replaced all four backup batteries.
- We upgraded our video gate area surveillance camera system.

Marketing Committee:

Additional items to be completed by the Marketing Committee:

- Add an aerial video of Serenoa Lakes to the community website.
- Build a webpage designed for Realtors' use.
- Create and place a feature article about Serenoa Lakes and publish it in local newspapers, the *Sarasota Herald Tribune*, and *The Observer*.

Status Report on Lakes Erosion Project: A report from Steve Lanser:

- 100 percent of the Special Assessment funds were collected – Thank you!
- Four of our five lakes have both the top and the bottom Geotube bags installed.
- Placement of the new sod over the Geotubes began before Hurricane Ian but it did not have adequate time to become established.
- Many workers were affected by Hurricane Ian and are now just getting back to work.
- Dredging operations were used to repair washed-out areas caused by Hurricane Ian.

- The laying of new sod over the Geotubes will begin soon.

Status Report on the Water Augmentation Project: A report from Shawn Leins:

- Our design plan for water augmentation was submitted to Sarasota County for review/approval.
- The county rejected the plan and asked for more information which has been submitted.
- I have submitted an RFP to solicit bids from contractors to build our water augmentation system.
- The goal is to have the water augmentation operational by May 2023.
- A well will be dug to augment the water level in the small lake on the west side of Roebelenii Ct.

Budget Report: Our budget philosophy is to adequately project and cover anticipated expenses thus avoiding the need for special assessments. The 2023 budget is based on 2022 actual expenditures and 2023 vendor contracts. The proposed budget for 2023 is \$183,819 or \$1,998 per lot. This is a \$572 increase over last year's budget.

Where the Money Goes:

- 15% (\$28,368) to entryway expenses
- 42% (\$77,315) to common area maintenance
- 7% (\$12,356) to professional services
- 6% (\$11,500) to social expenses, hog control, and contingencies
- 30% (\$54,280) to reserves

Gate Area Reserve Fund "Our Aging Infrastructure"

- \$18,400 – Levied to restore the reserve to a more acceptable level. It was over \$54,000 before the new entry walls, lights, and signs renovation in 2021.
- This reserve is used to pay for major repairs or replacement of: gate equipment, fountains, security camera system, irrigation, landscape lights, the well-pumping system for common area irrigation, electrical breaker box, and streetlights.
- No way to precisely predict when these expenses will occur.

Restorative Reserve Fund:

- \$9,200 Levy – A new reserve fund to be used for future emergencies (e.g., hurricane damage) and new community needs due to area development.
- We were fortunate to be able to pay the expenses (\$6,275) within our current budget for the common area damage and cleanup of debris from Hurricane Ian.
- Had there been more damage, a special assessment would have been required.
- Grand Park is entering Phase 3 development, and the creation of a Multi-Use Recreational Trail is underway. This exposes us to more traffic (pedestrians and vehicles) on Ibis Street, and we need to develop and implement a plan to secure our perimeter along Ibis Street.

Totals of Current Reserve Funds December 2022:

- Gate Area Reserve: \$14,656
- Mailbox/Lamppost Reserve: \$61,639
- Road Paving Reserve: \$169,345

After the budget presentation, Si McAninch made a motion to approve the budget, as submitted. Kevin McGrath seconded the motion. After a lengthy discussion, a vote on the motion was taken. There were 43 Ayes and 15 Nays, so the motion passed and the budget was approved.

Thank you to our Volunteers:

Board of Directors:

- Peter Balint, President
- Dave Anderson, Vice President
- Steve Lanser, Vice President
- Michelle Carpenter, Treasurer
- Kelly Schou, Secretary

Architectural Review Committee:

- Marjorie Anderson, Chair
- Mike Connor
- Nanette Goldberg
- Larry O'Toole
- Sarah Wang

Landscape Committee:

- Susan Lanser, Chair
- Diane Dean
- Michele Dicerbo
- Rosemarie Hodges

Social Committee:

- Carolyn Mack, Chair
- We need YOU to become a member – there are two vacancies!
- Brooke Eisenacher (Children's Events)

Marketing Committee:

- Kevin McGrath, Acting Chair
- Rene' North
- Karie Backman
- Melissa Tomasso
- Tony DiCerbo
- Peter Abbott
- Peter Balint – Advisor

Contributions by Individual Homeowners:

- Mike Backman – Fishing
- Peter Balint – Gate maintenance
- Del Mack – Gate maintenance
- Joe McCarthy – Gate programming and vehicle tags
- John Munroe – Gate programming and vehicle tags
- Donald McEvoy – Flags, fishing
- Rene' North – Website
- Dave Anderson - Website
- Scotty Gresham – Fishing
- Steve Lanser – Fishing, gate maintenance, Irrigation system, lakes, and crosswalks
- Shawn Leins – Engineering issues
- Mark Culp – Engineering issues
- Linda Garvin – Welcome Wagon

Holiday Decorations:

- Peter & Marcy Abbott
- Greg Cooney
- Del & Carolyn Mack
- Shannon & Si McAninch
- John & Antje Munroe
- Peter Balint

Election of Directors:

Nominees for two-year terms to fill three (3) vacancies:

- Dave Anderson
- Michelle Carpenter
- Peter Balint

Nominee for a one-year, non-voting member, is:

- Deanna Huff, Assistant Treasurer

A call was made to the floor for additional candidates, and none were offered. Peter Balint made a motion to accept all candidates by acclamation. Rene' North seconded the motion and it passed unanimously, so all nominees were voted into their respective positions.

Unfinished Business: Nothing to report

New Business:

2023 Tree Inventory:

- A significant loss of trees and vegetation occurred due to Hurricane Ian and Tropical Storm Nicole.
- Article III, paragraph 13 of our Covenants and Restrictions requires a minimum number of trees on each lot from the approved tree list.
- We plan to conduct a tree inventory on all lots in Serenoa Lakes and provide each homeowner with a copy of their current inventory.
- This effort will be led by homeowner volunteer, Rene' North.

Peter Balint made a motion to adjourn the meeting and the motion was seconded by Melba Watts. The motion passed unanimously, so the meeting was adjourned at 8:50 p.m.