

SERENOA LAKES

RURAL HERITAGE ESTATES

Serenoa Lakes Community Association Minutes of Board of Directors Meeting

Date/Time: September 11, 2023, at 7:00 PM

Location: Dave & Marjorie Anderson residence, 7423 Paurotis Court, Sarasota, FL

The meeting of the Members of Serenoa Lakes Community Association was held on the date and time noted above.

The following Serenoa Lakes Community Association Board Directors were present: Steve Lanser, Peter Balint (via telephone), Dave Anderson, Michelle Carpenter, and Rene' North.

The following owners attended: Stanley Dean, Marjorie Anderson

Call to Order and Roll Call: Director Lanser, President, called the meeting to order at 7:02 PM; Director North called the roll and established that a quorum was achieved with five board directors present.

Proof of Notice: The notice was posted at the entrance of Serenoa Lakes on September 9, 2023.

Approval of Meeting Minutes:

*MOTION: Director Anderson made a **motion** to approve the meeting minutes of June 12, 2023, as written. Director Carpenter seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Carpenter], and the motion carried.*

Reports of Officers and Committees:

- a. **Treasurer's Report:** Director Carpenter provided a written report which are attached to these official minutes.

*MOTION: Director Balint made a **motion** to appoint Vicki Goffinet of Sarasota Accounting Solutions of Sarasota as the Assistant Treasurer to the Serenoa Lakes Community Association Board to replace Deanna Huff. Director Anderson seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Carpenter], and the motion carried.*

Budget for 2024: A draft of the 2024 budget will be prepared and discussed at the next board meeting.

- b. **Landscape Committee Report:** Director Lanser gave a verbal report for the Landscape Chairperson, Susan Lanser. A written report is attached to these official minutes.
- c. **Architectural Review Committee (ARC):** Chairperson Marjorie Anderson provided a written report which is attached to these official minutes. A copy of the ARC form will be emailed to all owners with a reminder for this requirement.
- d. **Social Committee Report:** The annual Holiday Dinner Party is scheduled for Friday, December 8 at Heritage Oaks Country Club.
- e. **Gate Committee Report:** Director Balint provided a written report which is attached to these official minutes.
- f. **Tree Trimming Report:** Director Balint advised that all the street oak trees have been trimmed for this year. Going forward, we may modify the schedule so one street is completed at a time.

Unfinished Business:

- a. **Tree inventory Project:** Director North reported that approximately 20 people did not submit their tree inventory information. She will document these lots and send the information to all Board Directors within the next month.

- b. Sidewalks: Director Balint has identified broken and raised sidewalk areas; he's working with a vendor to repair these areas.
- c. Irrigation System Update: Director Lanser reported that the irrigation installation for the common areas is complete on S. Serenoa Drive and Areca Boulevard.
- d. Crosscreek Environmental: Director Lanser reported that Crosscreek will make changes to the Geotubes behind lot 50, as requested by the owners.
- e. Water Level Augmentation System: Director Balint reported that three of the four floats need to be adjusted in the lakes. All the lake water levels are still low.
- f. Clean-up of County Canal Area: On June 13, Director Lanser requested the canal be cleaned by the county (ticket #275323).
- g. Preserve Area Behind McSwain Property: Director Lanser reported that Don and Pearl McSwain (lot #80) requested the pepper trees in the preserve area behind their home be removed. will be scheduled with the county, a certified company that maintains preservation areas, and the McSwains as soon as possible to discuss the removal of pepper trees in the preserve area.

New Business:

- a. Date/Location of Annual Meeting: The tentative date for the Annual Meeting is Wednesday, December 6, 2023, at the Serenoa Club House. Director Carpenter will confirm availability of the proposed date/location.
- b. Home Exterior Repairs: Director Anderson will draft a letter to be sent to homeowners' whose exteriors need immediate repair, enforcing the importance of timely repairs.
- c. Water Main Break at Entrance: Sarasota County to repair/replace the sidewalk by our entrance on Ibis Street. It is scheduled for the first week of October (ticket #310771).
- d. Fire Hydrant on Ibis Road: Director Lanser requested the county restore or replace the fire hydrant on Ibis Street/Areca Boulevard (ticket #310770).
- e. South Lake Island: Melba Watts (lot #36) requested that the invasive vines growing on the South Lake Island be removed. Director Balint will request a county approved company review this request and determine if it is possible/necessary.
- f. External Affairs Report: Director Anderson will create a report on the different projects in process around our development.

Owner Comments/Questions: None.

The next SCLA Directors meeting is scheduled for Wednesday, November 1, 2023, at 7 PM (EDT).

Adjournment: There not being any other business to come before the Board and upon a motion duly made by Director Lanser to adjourn, seconded by Director Carpenter and unanimously carried, the President declared the meeting adjourned at 8:25 PM.

Respectfully submitted,
René North, SCLA Secretary


Attachments:

Treasurer's Report
Landscape Report
ARC Report
Gate Committee Report

SLCA Treasurers Report Sept 11, 2023

<u>Bank of America Accounts</u>	6/12/23	9/11/23	Change
Checking (Operating Account)	\$239,829	\$135,264	(\$104,565)
 <u>Reserves</u>			
Gate Reserves	\$18,653	\$11,910	
Gate Reserves (CD) #2880	<u>\$14,780</u>	<u>\$14,969</u>	
Total	\$33,433	\$26,879	(\$6,554)
Mailbox Reserves	\$9,512	\$ 9,513	
Mailbox Reserves (CD) #2881	<u>\$62,173</u>	<u>\$62,993</u>	
Total	\$71,685	\$72,506	\$821
Paving Reserves	\$21,789	\$ 21,789	
Paving Reserves (CD) #2833	<u>\$170,821</u>	<u>\$173,090.</u>	
Total	\$192,610	\$194,879	\$2,269
Restorative	\$9,200	\$9,200	
Total reserves	<u>\$304,795</u>	<u>\$303,464</u>	<u>(\$1,331)</u>

 Business accounts^a

Gate Reserves - 8381 <small>Quick View</small>	\$11,910.01
Mailbox Reserves - 6813 <small>Quick View</small>	\$9,512.85
Operating Checking - 7688 <small>Quick View</small>	\$135,264.35
<div style="display: flex; align-items: center;">  Your business card offer! </div>	
Paving Reserves - 6826 <small>Quick View</small>	\$21,788.99
Restoration Reserves - 4992 <small>Quick View</small>	\$9,200.00

Edward Jones Accounts

[Go to Accounts](#)

Total Current Value

\$251,053.08



Paving
****2833

Select

\$173,090.28



Gate
****2880

Select

\$14,969.18



Mailbox
****2881

Select

\$62,993.62

ARC REPORT:

Since your June 12, 2023 BOD meeting, the ARC received four requests, three were approved, and one is under review for approval

McSwain, Don & Pearl	7431 Roebelenii Ct	9/11/2023	New palm trees (under review)
Cummings, Bruce	7429 Spinosa Ct	6/28/2023	Tile roof replacement
Theoharides, Haris & Maria	6804 Areca Blvd	6/22/2023	Hurricane Screens
McAninch, Si & Shannon	7470 Roebelenii Ct	7/24/2023	Whole house generator

Also, an email was sent to Chris and Jodie Zerega on September 9th asking them to submit an ARC request for a new hedge with a gate that was installed in their front yard.

Submitted by Marjorie Anderson, ARC Chair

GATE REPORT:

The following occurred with the the gates since the last BOD meeting:

1. Replace Wiegand Interface Mod Infinity on RFID reader. It was damaged during lan.
2. Extend exit gate opening loop to maximum distance (40 feet) to allow earlier gate operation when vehicles exit.
3. Fixed post on the resident gate shows severe paint removal indicating a strike by vehicle entering through that gate. No structural damage was observed.

Submitted by Peter Balint

LANDSCAPE COMMITTEE REPORT:

The status to date regarding the landscape committee:

1. Removal of 4 diseased (Ganoderma) Queen Palms.
2. Removed Lantana from both the North and South entrance walls, as per plan.
3. Removed variegated grass plantings from under the four Silver Buttonwoods.
4. Transplanted several of the variegated ornamental grass over to the South lake well meter (as agreed to by the landscape committee).
5. Camouflag plantings have been completed for three of the lake well meters. The planting for the fourth meter will be scheduled once we have a water source for that area.
6. A vote by the landscape committee to retain the (4) Silver Buttonwood trees was made, contrary to the original plan.

Submitted by Susan Lancer