

# MINUTES

## SLCA 2015 ANNUAL HOMEOWNERS MEETING

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The annual Serenoa Lakes Homeowners Meeting was held at the Serenoa Golf Course restaurant on December 8, 2015. The meeting was presided over by Dave Anderson, President.

Directors in attendance were Dave Anderson, Bill Luthy, Si McAninch, Kevin McGrath, Jacqueline Vlaming. There were 39 in attendance. 18 households and 21 proxies.

**Opening Comments:** Dave Anderson welcomed all attendees and explained that the meeting would be conducted in accordance with Robert's Rules of Order. He also introduced and welcomed new residents David and Patty Horowitz, Mike and Nancy Lavezzorio, Del and Carolyn Mack, Donald Ralph and Ralph Weaver.

**Proof of Meeting Notice:** Si McAninch stated that the notice for this meeting was mailed on November 14, 2015, and our sign board was posted at the community entrance area on December 5, 2015.

**Certification of Proxies:** BOD's Secretary, Si McAninch, certified the receipt of 21 proxies from homeowners unable to attend this meeting. There were 18 homeowners in attendance.

**2014 Annual Homeowners Meeting Minutes:** A motion was introduced by Melba Watts to waive the reading of the 2014 Homeowners Meeting minutes and that they be approved as written. The motion was seconded by Mike Vlaming and unanimously accepted as written.

**Reports of Officers:** Maintenance and Repairs: The Board and the Architectural Review Committee continued a combined exterior maintenance inspection initiative. The last inspection was done in October. Forty-four homeowners received maintenance notices. A follow up inspection will be done in 60 days after sending out notifications. The plan is to do full inspections every six months. The focus of these inspections are landscaping, overgrown oak tree limbs impeding the sidewalks or roadways, tile roofing, driveway and entryway cleanliness, and lamppost function.

**New Mailboxes and Lampposts:** This project began on February 24<sup>th</sup> and was completed March 18<sup>th</sup>. There is a one-year warranty. Maintenance and care instructions can be found on the community website. The backs of the paper chutes were capped in September.

**Common Area Maintenance and Repairs:** In 2015 all common area palm trees were trimmed. Fresh mulch was installed in common areas and tree rings. Community sidewalks and gutters are scheduled to be cleaned in December. Faux stone work on columns and guardhouse to begin later in December.

**Future Landscape Projects:** Goal over the next two plus years is to improve the WOW factor of the main entrance. There is a planned three phase upgrade. The four corners common area in 2016, the main center island at entrance and inside the gate in 2017.

**Presentation of 2016 Budget Proposal:** Budget for 2016 is \$119,475.00 or \$1,299.00 per lot. This is up \$17.00, or 1%, from last year. This increase is attributable primarily to proposed entryway enhancements, sidewalk/curb cleaning and repainting of street lights. The last two items will be new

line items in the budget. Budget philosophy is to provide adequate funds to cover known and probable expenses, and avoid the need for special assessments. Since this increase is less than 10%, the BOD has the ability to approve in the absence of a quorum. Pete Abbott made a motion to accept the budget as proposed. Ron Garvin seconded the motion. The motion passed unanimously.

**Community Related Matters:** The Bispham Family is continuing its plan to develop 517 acres south of our community in the area known as the sod farm. The 2050 Plan Clark Road South Village continues to be of interest for Serenoa Lakes. There is a proposal for the Ibis Street Conservation Subdivision to build a high density subdivision on the east side of Ibis.

**Thanks to Our Volunteers:** Dave Anderson expressed his thanks to the many volunteers in our community that helps make Serenoa Lakes such a wonderful place to live. They give selflessly of their time and talent and have saved us a considerable sum of money. He mentioned all the hard work undertaken by the Architectural Review Committee (ARC). Members include Marjorie Anderson, Mike Connor, Nanette Goldberg, Larry O'Toole and Nancy Simpson. Social Committee members are Marcy Abbott, Linda Garvin, Patti Murgolo, Therese Swiatkowski and Karie Backman. Landscape Committee members are Kevin Appold, Nancy Hayes Cooper, Michele Dicerbo, Eileen McGrath, Pearl McSwain and Dale Peterson. Mike Backman provides general maintenance support for the gates, lights and fountains. Paul Orth provides for the maintenance on the air conditioning unit in our guardhouse. Donald McEvoy is helping with the flags. Si & Shannon McAninch, Patty Murgolo, Jack, Shawn, Mary & Therese Swiatkowski, Bill and Trevor Luthy, Chris Tomasso and Greg Cooney were kind enough to help get the Holiday decorations up in our entrance area. I'd like to give a special thanks to all the members, past and present, for their long and faithful service. We will continue to use community volunteers to occasionally plant flowers in the entrance area. Special thanks to Patty Murgolo, Therese Swiatkowski, Trevor Luthy and Shannon McAninch for their help with the Community Food Drive. Finally, the Board of Directors, Bill Luthy, Si McAninch, Kevin McGrath and Jacqueline Vlaming provided outstanding support throughout the year.

**Election of Board Members for a two-year term:** Two Board members' two-year terms expire at this meeting. The following names were submitted for nomination:

Dave Anderson

Si McAninch

Deanne Jared, Assistant Treasurer (non-voting member, one-year term)

There was a call to the floor for any other nominations. No other nominations were made, so a motion was made by Peter Abbott to close the nomination process. The motion was seconded by Tony Dicerbo and all candidates were unanimously elected.

**Unfinished Business:** None to report

**New Business:** None to report

Meeting was adjourned at 8:30 p.m.