

# Annual SLCA Homeowners Meeting Minutes

December 9, 2020

The Annual Serenoa Lakes Homeowners Meeting was held at the Serenoa Golf Course restaurant on December 9, 2020. The meeting was presided over by Peter Balint, President.

The Directors present were Peter Balint, Si McAninch, Kevin McGrath, Jim DeNiro, and Michelle Carpenter. Board Consultant Dave Anderson attended via Zoom.

**Opening Comments:** Peter Balint welcomed all attendees and explained that the meeting would be conducted under Robert's Rules of Order. He also introduced and welcomed new residents Mark Culp and Betsy Day and Haris and Maria Theoharides.

**Proof of Meeting Notice:** Si McAninch stated that the notice for this meeting was mailed on November 18, 2020, and our signboard was posted at the community entrance on December 7, 2020.

**Certification of Proxies:** BOD's Secretary, Si McAninch, certified the receipt of 39 proxies from homeowners unable to attend the meeting. There were 18 homeowners in attendance.

**2019 Annual Homeowners Meeting Minutes:** A motion was made by Art Medici to waive the reading of the minutes and that they are approved as written. The motion was seconded by Chuck Carpenter, and it was unanimously approved.

**Report of Officers:** The Board and the Architectural Review Committee (ARC) continued the exterior maintenance review initiative. The April review was not undertaken due to the COVID-19 pandemic. There was a review done in October. The focus of these reviews is lawn and landscaping condition, overgrown oak trees, tile roofing, driveway and entryway sidewalk cleanliness, lamp post function, and house paint condition. A follow-up review will be made 60 days after sending out notifications.

**Common Area Maintenance and Repairs:** In 2020, all common area oak and palm trees were trimmed. Fresh mulch was installed in all the common areas. All of our sidewalks and street gutters were cleaned in December. The gate system underwent some renovations and repairs. The Landscape Committee oversaw renovations made to the landscaping. Also, the fountain in the south lake was replaced. Finally, 186 sidewalk areas were ground down to eliminate trip hazards, and nine sidewalk sections were replaced.

**Wild Hog Removal:** Historically, wild hogs in the neighborhood were controlled using volunteer hunters. Due to the development of the land just south of us, the problem has worsened. The Board interviewed three licensed and insured trappers and contracted with one to capture and relocate the hogs to a hunting preserve. To date, two boars, two sows, and four piglets have been removed.

**Tree Maintenance Standards:** Limbs over sidewalks must be trimmed to a height of 10 feet. Street tree limbs overhanging the road must be trimmed to a height of 16 feet.

**Report of Committees: Architectural Review:** The ARC Chair, Marjorie Anderson, emphasized the need to obtain ARC approval before making any changes to the exterior of your home, landscaping, or trees.

**Landscape Committee:** Eileen McGrath noted that no major changes were made to the landscaping in 2020. Many landscape areas were refreshed, and old and dying plants in the entrance areas were replaced. Also, decorative plants were placed in front of the guardhouse. The long island vegetation inside the gates was replaced, as this section was not thriving. Finally, Susan Lanser has recently joined the committee.

**Social Committee:** A February coffee hour was hosted by Greg and Anne Cooney. All other social events were canceled due to the COVID-19 pandemic. Finally, Serenoa Lakes' residents donated \$1,475.00 to All Faiths Food Bank.

**Gate Committee:** Peter Balint reported that routine maintenance was done on the hinges and operating arms. The landline phone was replaced with a cellular connection resulting in a \$50.00 per month savings. Finally, a new vendor has been identified that can service the system at a lower cost.

**Marketing Committee:** Kevin McGrath provided a report on the work undertaken by this committee. Their focus is on enhancing the impression and appeal of Serenoa Lakes, especially to external stakeholders such as real estate professionals. They oversaw the creation of a new website, which will soon include an aerial video of the community. The entrance area has been enhanced by painting the gates and associated fences to a new color (black) and applying a fresh coat of black paint to our street light posts. Also, two new benches were installed in the entrance area, with the existing benches being moved to two locations near the lakes adjacent to Pindo Blvd. The committee plans to develop a detailed information package for area real estate firms to better market the community. Further, a new design for the entrance walls is being considered. Several design companies have been contacted and a new design is being finalized to upgrade the front walls. The committee plans to complete the design in the first quarter of 2021.

**Ibis Street Boundary:** A new survey of the Ibis Street boundary was completed in 2020. The purpose is to establish the exact location of the utility easements. Our goal is to shield the community from Ibis Street noise and illegal fishermen. Options under consideration are to build a wall, plant vegetation or trees.

**Community Lakes:** Concern was expressed about the low level of our lakes shortly after Grand Park began digging a new retention pond just south of our community property line. This was resolved by our External Affairs representative, Dave Anderson, who worked with Shawn Leins and Neal Communities to have them pump water back into our south lake. They also made a temporary modification to the north spillway device to facilitate the flow of water from the south lake to refill the north lake. Due to especially hot and dry weather in May, we had temporary algae bloom outbreak in our north lake. Prompt action was taken with the removal of any dead fish. Fortunately, the algae bloom was short-lived, as it subsided once the rainy season kicked in. The Board also updated the community's Rules and Regulations which include the restriction of no fishing or boating in our lakes is allowed from sunset to sunrise. Finally, a question was raised about the erosion of the lake shorelines. The Board agreed to investigate this matter and determine what actions are needed to address this issue.

**External Affairs from Board Consultant:** Dave Anderson reviewed several items that could impact Serenoa Lakes:

**1. Grand Park:** The development of Grand Park began in January 2020 and Shawn Leins has helped resolve matters affecting our community. The infrastructure work is almost completed, and a grand opening is planned for December. Grand Park is looking to have a 10- foot wide Multiuse Recreational Trail (MURT) running from their subdivision up to the Ibis/Clark intersection. The gap in the berm across from Cabbage Palm has been filled in. Eventually, new landscaping and trees will be planted at/near our south property by Grand Park to create a shield between the two communities.

**2. Hawkins/Ibis intersection:** Pat Neal purchased the property on the east side of Ibis and Hawkins and wants to create an S-curve design to eliminate the jog at the intersection. The plan is under design and needs county approval to proceed. Traffic on Ibis would have priority with stop signs being placed on Hawkins on both the east and west sides.

**3. Clark Road roundabout:** FDOT sent a message on December 2<sup>nd</sup> indicating the planned roundabout at the Clark/Ibis intersection has been canceled. A new project is underway to provide a traffic signal at the intersection by December 2021 or early 2022. Richard Howard is the project manager.

**4. I-75/Clark interchange:** A diverging diamond traffic pattern will be created. The original design date was March 2014 for this project. The projected design completion date is in the Spring of 2021 with a cost of \$50 million. The new road length will be from Clark Road west of Gantt/Approach Rd, to the east of Hummingbird Ave, and I-75 from south of Clark Rd to north of Proctor Rd including the interchange ramps. There will be noise barriers on the section running north to Proctor Rd.

**5. CPA 2019-B:** Revisions to Future Land Use and Transportation Chapters of the Sarasota County Comprehensive Plan. There is a realignment of Lorraine Road south of Clark Rd. Consideration will be given to adding Dove Ave as a Minor Collector Road and extending it south to connect with Lorraine Road. Ibis Street would be extended south to connect with Lorraine Rd. The goal is to complete this connection by the end of CY 2025. This plan was approved by the Board of County Commissioners on May 20, 2020.

**Community-Wide Tree Trimming Motion:** Si McAninch made a motion that beginning on January 1, 2021, the community association will take over the responsibility for trimming all the oak trees lining the streets in Serenoa Lakes. All tree limbs over the sidewalks will be kept at a 10-foot height, while those overhanging any roadway would be trimmed to 16 feet per Federal guideline standards. All work will be performed by a certified arborist who is licensed and insured. Homeowners will be notified before any trimming is done on their property. This change will result in a modest increase in the HOA budget. Kevin McGrath seconded the motion, and it was unanimously approved.

**Budget Report:** The budget philosophy is to adequately project and cover anticipated expenses avoiding the need for special assessments. The new proposed budget is based on actual expenditures in 2020 and 2021 vendor contracts. The proposed budget for 2021 is \$128,616 or \$1,398 per lot. This is a \$50 increase over last year. Common area maintenance accounts for 53 percent of the budget, 8 percent is for entryway expenses, another 8 percent is for professional expenses, 10 percent is for social expenses, hog control, and contingencies, and finally, 21 percent is for reserves. There are budget decreases for gate maintenance and sidewalk repairs. Budget increases are for common area maintenance,

professional services, wild hogs trapper, and potential foreclosure expenses. There is a projected excess of \$441.00 in the 2020 budget and that will be moved to our Reserve Funds. Si McAninch made a motion to pass the budget as presented. Kevin McGrath seconded the motion, and it was unanimously approved.

**Thank you to our Volunteers:**

- Board of Directors: Peter Balint, President, Kevin McGrath, Vice president, Jim DeNiro, Vice president, Michelle Carpenter, Treasurer, Si McAninch, Secretary and Dave Anderson, Advisor(non-voting).
- ARC Members: Marjorie Anderson, Chair, Mike Connor, Nanette Goldberg, Larry O'Toole, and Sarah Wang.
- Landscape Committee: Eileen McGrath, Chair, Nancy Hayes, Michelle Dicerbo, and Susan Lanser.
- Social Committee: Carolyn Mack, Chair and Brooke Eisenacher (Children's Events). There are openings on this committee!
- Marketing Committee: Kevin McGrath (Acting Chair), Rene North, Karie Backman, Melissa Tomasso, Tony Dicerbo, Peter Abbott, and Peter Balint (Advisor).
- Additional thanks to Mike Backman – gate programming and fishing, Peter Balint – gate maintenance, Joe McCarthy – gate programming, Donald McEvoy – flags and fishing, Kevin McGrath – landscape lights, Del Mack – irrigation system, Rene North – website, Scotty Gresham – fishing, Steve Lanser – fishing and gate maintenance, Jim DeNiro – lakes and crosswalks, Shawn Leins – engineering issues, Dave Anderson – directory preparation, Karie Backman – printing the SLCA Directory, Linda Garvin – Welcome Wagon and directory delivery, and Jeanette Nolan – use of Serenoa GC for the Annual HOA meeting.
- Finally, a special thanks to those who helped with the Holiday decorations: Chuck Carpenter, Nancy Hayes, Steve and Susan Lanser, Del and Carolyn Mack, Shannon McAninch, Joe McCarthy, Larry O'Toole, and Steve Schou.

**Inspectors for Election of BOD:** Art Medici made a motion that this provision is waived. Si McAninch seconded the motion, and it was unanimously approved.

**Election of Directors:** Nominees for two-year terms are Peter Balint, Kevin McGrath, and Michelle Carpenter; Dave Anderson, Board Consultant, one-year term, non-voting, and Deanna Huff, Assistant Treasurer, one-year term, non-voting. A call was made to the floor for additional candidates, and none were offered. Art Medici made a motion to accept all candidates by acclamation. All nominees were voted into their respective positions.

**Unfinished Business:** Nothing to report

**New Business:** Nothing to report

With thanks to all who attended, the meeting was adjourned

Respectfully submitted, Si McAninch, Secretary, SLCA