

## Minutes

### SLCA BOARD MEETING 06/23/20120

Directors present all by Zoom video: Peter Balint, Jim DeNiro, Michelle Carpenter, Si McAninch, Kevin McGrath, Board consultant Dave Anderson

Guests: Eileen McGrath representing the Landscape Committee, Karie Backman representing the Marketing Committee

Peter called the meeting to order at 7:00 p.m.

1. Approval of March 11, 2020 minutes: Kevin McGrath made a motion that the minutes be accepted as written. Jim DeNiro seconded the motion and it passed unanimously.
2. Treasurer's Report: As presented. The community is in a sound financial condition, as we have collected 100 percent of the 2020 HOA fees.
3. Gate Committee: A minor change was made to the timing of opening and closing to minimize multiple vehicles accessing the community.
4. Landscape Committee: Eileen McGrath gave a detailed presentation to the Board outlining plans for years' end. The areas of interest are removing the dead material around the front walls and the interior island. Eileen requested guidance from the Board about her committee's specific responsibilities. The Board emphasized that their primary responsibility is the decorative areas in the front of the subdivision outside and inside the gates, and the four corners at the Areca/Paurotis intersection. Their secondary responsibility is, if they see issues that need to be addressed with our irrigation system, fertilization, common area trees or mowing, to notify the appropriate community volunteer for resolution. There was also discussion regarding adding benches to other areas throughout the community to enhance our community feel. Original benches near the entrance area were installed in 2010.

5. ARC Committee: Only two requests were made since the last meeting and both were approved.
6. Social Committee: No scheduled events except for the December Holiday Party at Heritage Oaks Country Club.
7. Community oak tree trimming proposal: Kevin McGrath and Peter Balint conducted an inventory of all homeowners' street oak trees that would possibly be maintained by the association starting in 2021. They identified 302 street oak trees. The goal this year is to have all homeowners comply of community standards making sure they are trimmed to a height of 16 feet over the roadways and 10 feet over sidewalks. Also, due to the COVID-19 virus, the April 2020 biannual inspection was cancelled. The Board decided to send out a reminder email to residents emphasizing the need to maintain their property according to community standards.
8. Sidewalk repairs: Previously 56 areas were identified to be repaired. At the last inspection 186 areas were found to need repair. This work was completed for \$800 by grinding these areas to eliminate trip hazards. Four 5 foot by 5 foot sidewalk areas need to be replaced at a cost of \$1,000. There is a possibility that tree roots running near and under the sidewalk may need to be cut to complete this work. The homeowner will be notified if this needs to be done.
9. New Marketing Committee: Kevin McGrath and Karie Backman made presentations to the Board. Three areas of concern were discussed. The first is the need to update our website. Rene' North is working on this project. The second is wall signage at the community entrance. Vendors and ideas will be collected for presentation at future meetings with the goal of having plan ready for the annual HOA meeting in December. The third area of concern is securing the perimeter of the subdivision to enhance security and quiet enjoyment by community members.
10. Securing the perimeter of Serenoa Lakes: Because of development to the south there was discussion about securing the perimeter of the subdivision with fencing and/or a wall. Peter Balint reported that he has formed a committee to explore options. The Committee members are Joe McCarthy, Kevin McGrath and Shawn Leins.

## 11. Report from Board Consultant:

1. Dave Anderson has completed an update of the SLCA Rules and Regulations to incorporate changes that have been made through the last few years. Kevin McGrath made a motion to adopt the document, as submitted. Jim DeNiro seconded the motion and it passed unanimously.
2. He updated the Board on several Grand Park construction related matters:
  - a. They have agreed to plug the hole they made to the north lake control box that was done to fill the north lake.
  - b. He asked the construction group to close the gap in the berm across from Cabbage Palm so that it runs continuously and connects to the existing berm on the north end. He received a favorable reply to this request.
  - c. We have observed several construction workers private vehicles and at least one vendor driving well in excess of the speed limit on Ibis Street. The construction workers have been notified about the speeding issue by some of their workers and all have been told to drive responsibly. They encouraged us to contact the sheriff for enforcement measures. Based on this report, Dave will contact the Sheriff's office to request patrolling Ibis Street for speeders.
3. On June 2<sup>nd</sup>, Dave participated in a virtual Neighborhood Workshop on the Strazzerra Village Planned Development (SVPD). Pat Neal Properties is directly involved in this development project. The following key points were provided:
  - Pat Neal is requesting up to 1,021 dwelling units to be built on 439+ acres of land, with a 2.32 dwelling unit per acre ratio, expected to take at least 10 years to build out
  - A minimum of five housing types, with two neighborhoods

- Fifteen percent of the housing units will be affordable housing
- Fifty percent of the land will be open space
- Reduction of the 500 foot Greenbelt buffer to a lesser width between Grand Park and SVPD
- Eliminate the requirement for a non-residential Village Center, i.e., no commercial retail or office uses will be required
- Gated community

They hope to submit the SVPD proposal to the county Staff for their completeness and sufficiency review processes in late June.

If the application is approved by the county, construction of the infrastructure could begin in June 2021, and actual home sales and construction would begin in the Fall of 2022.

Dave emphasized that with possibly two new subdivisions under construction by the Fall of 2022 is going to bring a lot of additional traffic on Ibis Street. We need to lobby the commissioners to extend Ibis Street to the south to connect to Lorraine Road, as there is only one way in and out for all users of Ibis Street.

#### New Business

1. There was a brief discussion about the importance of getting the north lake control device properly functioning, so the overflow system will work properly during the upcoming rainy season. Since the hole has been plugged, everything should work as designed.

Meeting adjourned at 8:40

Respectfully submitted