

SERENOA LAKES

RURAL HERITAGE ESTATES

Serenoa Lakes Community Association Minutes of Board of Directors Meeting

Date/Time: June 12, 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, 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; he called the role and established that a quorum was achieved with three board directors present.

Proof of Notice: Director Lanser confirmed that the notice was posted at the entrance of Serenoa Lakes on June 10, 2023.

Appointment of New SCLA Secretary:

*MOTION: A **motion** was made to accept the resignation of our secretary, Kelly Schou, by Director Balint. Director Anderson seconded the motion. It was unanimously approved [Lanser, Balint, Anderson], and the motion carried.*

*MOTION: A **motion** was made by Director Balint to appoint Rene' North as Secretary to the SLCA. Director Lanser seconded the motion. It was unanimously approved [Lanser, Balint, Anderson], and the motion carried.*

Approval of Meeting Minutes:

*MOTION: Director Balint made a **motion** to approve the meeting minutes of March 9, 2023, as written. Director Anderson seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North], 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.
- b. **Landscape Committee Report** (Director Lanser reported for the Landscape Chairperson, Susan Lanser): the landscaping in the common area along S. Serenoa Drive and Areca is being renovated with new sod, irrigation, plus new landscaping around the lift station area. The landscaping design for the front entrance was approved by the committee ~ it will be completed in steps, and the large palms at the front entrance need to be removed due to disease.
- c. **Architectural Review Committee (ARC):** Chairperson Marjorie Anderson provided a written report which are attached to these official minutes.
- d. **Social Committee Report:** Nothing to report.

Unfinished Business:

- a. Status of 7430 Paurotis Court Property (Lot #4): Director Anderson reported that the property was purchased by a family from Maryland, David and Nazli Vedadi. They are committed to updating the property and are working with Director Anderson to ensure they follow proper procedures.
- b. Gate Committee Report: Director Balint provided a written report which are attached to these official minutes.
*MOTION: Director Balint made a **motion** to relocate the sensor further west by the exit gate at a price not to exceed \$950. Director Anderson seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North], and the motion carried.*
- c. Tree Trimming Report: Director Balint provided a written report which are attached to these official minutes.
- d. Tree inventory Project: Director North reported that when Kindel Gresham and she started the inventory of trees on Roebelenii, they discovered that most of the owners did not meet the minimum tree requirements dictated in the governing docs. In addition, the 23-year-old governing documents are outdated as the oak trees that line the streets have grown in excess of 30' and cannot to be included in the tree count. The Board requested a complete inventory of the development be completed. We will then revisit the governing docs and propose an amendment to be voted on at the Annual Meeting.
- e. Removal of tree branches from the lakes and shorelines: Crosscreek will remove tree branches and debris in/around the wetlands soon. RAW will be working on southern Ibis to remove branches and debris, as well.
- f. Sidewalks: By the next board meeting, Director Balint will mark areas of the sidewalk that need to be ground down so there are no trip hazards.
- g. Irrigation System Update: Irrigation for the common areas is being installed on S. Serenoa Drive and Areca Boulevard.
- h. Crosscreek Environmental: Director Lanser reported the final payment for the GeoTubes has been made. They are covered under a lifetime warranty as long as Crosscreek is servicing the lakes. They will adjust and refill the tubes, when necessary.
- i. Water Level Augmentation System: Director Balint reported there are four (4) wells and electric being installed around the lakes. These will be functional soon to increase the water level in each lake.
- j. Clean-up of County Canal Area: Director Lanser reported that the county is responsible for the maintenance of the canal. He will submit a request for it to be cleaned.
- k. Preserve Area Behind McSwain Property: Director Lanser reported that Don and Pearl McSwain (Lot #80) had the common area plants cut down behind their home. This area is protected wetlands that Sarasota County controls. A letter will be sent to the McSwains requested they cease mowing and notify them they will be financially responsible for replacement plants if they do not grow back.
- l. New Welcome Wagon Volunteer: Director Anderson will ask Megan Meehan (Lot 70) to accept this position.

New Business: The new owners of 7430 Paurotis Court (Lot #4) would like to install a fountain in the lake behind their house. The fountain will be considered part of their home; if the house is sold, the fountain is considered part of their property and may be removed.

*MOTION: Peter Balint made a **motion** to approve a private fountain in the northern lake fully funded by David and Nazli Vedadi including installation, maintenance, operations, and liability once they have*

obtained approval from the surrounding neighbors. Director Lanser seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North], and the motion carried.

Owner Comments/Questions: None.

The next SCLA Directors meeting is scheduled for Monday, September 11, 2023, at 7 PM (EST).

Adjournment: There not being any other business to come before the Board and upon a motion duly made by Director Balint to adjourn, seconded by Director Lanser and unanimously carried, the President declared the meeting adjourned at 8:24 PM.

Respectfully submitted,
René North, SCLA Secretary

Attachments:

- Treasurer's Report
- ARC Report
- Gate Committee Report
- Tree Trimming Report

Approved 9.11.23

Treasurer's Report

Bank of America Accounts	3/9/23	6/12/23
Checking (Operating Account)	\$344,811	\$239,829
Gate Reserves	\$18,653	\$18,653
Mailbox Reserves	\$9,513	\$9,512.
Paving Reserves	21,789	\$21,789
Gate Reserves (CD) #2880	\$14,656	\$14,780
Mailbox Reserves (CD) #2881	\$61,639	\$62,173
Paving Reserves (CD) #2833	\$\$169,345	\$170,821
Restorative	\$9,200	\$9,200
Totals:	\$475,937	\$546,757

Business accounts ^a

<p>Gate Reserves - 8381 \$18,653.01</p> <p>Quick View</p>
<p>Mailbox Reserves - 6813 \$9,512.85</p> <p>Quick View</p>
<p>Operating Checking - 7688 \$239,828.80</p> <p>Quick View 📇 Your business card offer!</p>
<p>Paving Reserves - 6826 \$21,788.99</p> <p>Quick View</p>
<p>Restoration Reserves - 4992 \$9,200.00</p> <p>Quick View</p>

Edward Jones Accounts

[Go to Accounts](#)

Total Current Value	\$247,774.37
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	Paving ****2833	Select	\$170,821.22
	Gate ****2880	Select	\$14,779.89
	Mailbox ****2881	Select	\$62,173.26

Since your March 9, 2023 BOD meeting, the ARC received five requests, and all were approved:

McSwain, Don & Pearl	7431 Roebelenii Ct	3/18/2023	New palm trees and grass planting
Hodges, James & Rose Marie	7428 Spinosa Ct	3/22/2023	Tile roof replacement
Soule, Carson	7422 Spinosa Ct	4/7/2023	Whole house generator
Tsai, Wesley & Allison	7455 Shauna Ct	5/31/2023	Tile to shingle roof replacement
Mastropieri, Larry	6846 Areca Blvd	4/28/2023	Hurricane shades

If you have any questions, please let me know. Thanks!

Marjorie Anderson
ARC Chair

Gate Committee Report

1. The resident entry gate was repaired after it was struck by a lawn vendor. Thanks to our video system, we were able to identify the company and they reimbursed the HOA for the cost of a new maglock.
2. The motor on the north exit gate failed. It was burned out and had to be replaced. During the inspection it was observed that two sensor control boxes were defective. We have replaced one and will replace the other this week.
3. Lubrication of the gate hinges will take place this month.

Tree trimming report

1. 116 trees were trimmed this spring. I believe all trees have been trimmed at least once during the three years we have been running this program. Rick Walker indicated that he felt our tree trimming program was instrumental in our not losing more trees during Jan.
2. Next trimming is scheduled for April-May 2024.

Peter