

Minutes

SLCA BOARD MEETING 10 /23/2019

Directors present: Dave Anderson, Michelle Carpenter, Si McAninch, Kevin McGrath, Peter Balint

Guests: Jim DeNiro, Eileen McGrath, representing the Landscape Committee

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

1. Approval of September 18, 2019 minutes: Peter Balint made a motion that the minutes be accepted as written. Kevin McGrath seconded the motion and it passed unanimously.
2. Treasurer's Report: The community is in a sound financial position heading into the end of the year. Dave Anderson proposed renaming the Gate Reserve Fund to the Gate Area Reserve Fund so that monies can be used for expenses other than the gates specifically. All other Board members agreed with this change.
3. Annual HOA Meeting: The annual meeting will be held at Serenoa Golf clubhouse on December 10, 2019. Appropriate notices will be made, as well as mailing to all homeowners, as specified by our By-Laws.
4. Landscape Committee: Eileen McGrath gave a presentation to the Board detailing expenses to date and plans for the remainder of the year. Holiday decorations and flowers will be done on November 23rd, while fresh mulch will be laid on November 26th.
5. Projected spending for remainder of 2019: Approximately \$ 7000.00 will remain after all projected invoices and expenses are paid. Dave Anderson made a motion that the surplus be used to trim the remaining common area oak trees. Si McAninch seconded the motion and it passed unanimously.

6. Proposed Budget for CY 2020: After presentation and discussion Si McAninch made a motion to approve the proposed budget, as submitted. Peter Balint seconded the motion and it passed unanimously.
7. Approval of lease agreement 7468 Cabbage Palm: Peter Balint moved that the lease agreement be approved. Kevin McGrath seconded the motion and it passed unanimously.
8. Inspection reports on 6768 and 6858 Areca Blvd: Si McAninch and Kevin McGrath inspected the homes and a report was delivered to the Board. The homeowners will be given a list of deficiencies that must be addressed.
9. Replace red reflectors on emergency gates: As requested by a homeowner, the reflectors have been removed and replaced with more suitable reflectors. This work was completed by Peter Balint.
10. October 2019 inspections for C&R compliance: Inspections were completed October 22, 2019. There was a total of 18 violations. Violation notices will be emailed to the respective homeowners.
11. Street trees trimming proposal: Discussion surrounded a proposal, that will be presented at the annual HOA meeting, to have the association take over the responsibility to trim all oak trees lining the streets in Serenoa Lakes annually. If approved, this service would begin in 2021. Dave Anderson made a motion to present this proposal at the December HOA meeting. Si McAninch seconded the motion and it passed unanimously.
12. ARC Report: Since the last Board meeting on September 18th, two ARC requests were processed. One was approved and while the other one is pending approval.
13. Social Committee: The Holiday party will be held Friday December 13, 2019 at the Serenoa Golf clubhouse.
14. Saba letter of intent: Attorney William Saba is interested in purchasing or leasing 9.55 acres of wetland that is currently owned by Serenoa Lakes . He would use it as a wetland mitigation for a commercial

property he wants to develop in Palmer Ranch. Dave Anderson will correspond with him regarding Serenoa Lakes' position and our stipulations.

New Business

1. Dave Anderson reported that, if there were no objections, we will not be renewing our membership in CONA, the Council of Neighborhood Association. All other Board members agreed with this decision.

Meeting adjourned at 8:40

Respectfully submitted