

# MINUTES

## SLCA 2017 ANNUAL HOMEOWNERS MEETING

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The annual Serenoa Lakes Homeowners Meeting was held at the Serenoa Golf Course restaurant on December 6, 2017. The meeting was presided over by Dave Anderson, President.

Directors in attendance were Dave Anderson, Mike Lavezzorio, Si McAninch and Kevin McGrath. There were 62 in attendance, 33 households and 29 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 Seth Brooks, Brian and Kara Krafft, Steven and Susan Lanser, Patrick and Angela McNamara, Seth and Ann Mooney, John and Antje Munroe and Chuck and Debby Vollmer.

**Proof of Meeting Notice:** Si McAninch stated that the notice for this meeting was mailed on November 15, 2017, and our signboard was posted at the community entrance area on December 4, 2017.

**Certification of Proxies:** BOD's Secretary, Si McAninch, certified the receipt of 29 proxies from homeowners unable to attend this meeting. There were 33 homeowners in attendance.

**2016 Annual Homeowners Meeting Minutes:** A motion was introduced by Melba Watts to waive the reading of the 2016 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. The plan is to do full inspections every six months. The focus of these inspections is landscaping, overgrown oak trees, tile roofing, driveway and entryway cleanliness, lamppost function and house paint condition. Follow up inspections will be conducted 60 days after sending out notifications.

**Common Area Maintenance and Repairs:** In 2017 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. Repairs were made to the gate system and the video security system was updated. Renovations were made to the landscaping and irrigation systems. Eight streetlights were converted to LED.

**Tree Maintenance Standards:** Limbs over sidewalks must be trimmed to a height of eight feet. Street tree limbs overhanging the road must be trimmed to a height of 15 feet.

**Sidewalk Repairs and Future Issues:** There is no one or perfect solution and this will be an ongoing problem in the years ahead. No repairs were done in 2017. There are, however, 12 areas in need of attention.

**Future Landscape Projects:** The goal for 2017 was to focus on the entryway, both walls and the center island. In 2018 the goal will be to address the island inside the gate and the two lift stations.

**Lakes and Crosswalks:** The lakes are thriving. The biggest problem is water lettuce. Homeowners are reminded not to blow yard trimmings into the lakes. The buffer areas surrounding the lakes are being trimmed closer. The crosswalks are in good repair.

**Drainage Ditch Repairs:** The drainage ditch behind homeowners O'Toole and Zerega is not draining properly and causing water to be retained. Homeowner Shawn Leins is an engineer who has been studying this problem to determine its origin and remedy. After producing a topography map of the area in November, he determined the swale that collects runoff from behind these homes is not working properly. There are notches in the drains that once covered will help to improve drainage. Most importantly, this appears to be a golf course issue not a Serenoa Lakes responsibility. As such, these findings will be presented to them for a potential remedy.

**Renaming the Community:** There has been discussion regarding the possibility of renaming Serenoa Lakes for several reasons. We are linked to Serenoa by name and price point. Many believe that Serenoa Lakes price per square foot is lower because of our association with Serenoa. For that reason and others, it is felt that there will be an upside if we separate ourselves with a new name. A decision was made to form a "Rebranding Committee" to explore ways to better market the attributes of Serenoa Lakes to the greater Sarasota environs. Community members volunteering for this committee include John Fischer, Peter Balint, Jacqueline Vlaming, Karie Backman, and Julie Rosenkrantz.

**Presentation of 2018 Budget Proposal:** The budget for 2017 is \$126,104.00 or \$1,370.69 per lot. This represents an increase of \$7,683.00 from last year. New budget line items are sidewalk/curb gutter cleaning and repainting of street light posts. Budget philosophy is to provide adequate funds to cover known and probable expenses and avoid the need for special assessments. Peter Balint made a motion to accept the budget as proposed. Joe McCarthy seconded the motion. The motion passed unanimously.

#### **Community/Area Related Matters:**

- After many complaints regarding unauthorized fishing in the community, the Board decided to not allow fishing in any of the common areas. Fishing is only allowed behind your home.
- Neal Communities is continuing its plan to develop 533 acres south of our community in the area known as the sod farm. The county planning commission has set a February time frame to hear developer Neal's proposal.
- CPA-2015-G is an amendment to the planning code that would allow developers to reduce the buffer areas and open space requirements in 2050 developments was defeated.
- Under the 2040 Future Thoroughfare Plan, CPA-2017-A, which would make Ibis Street a minor collector road was removed from an upcoming Planning Commission hearing.
- A section of Ibis Street, beginning just south of the entrance to Serenoa, is scheduled to be repaved in FY 2018.
- The 2050 Plan Clark Road South Village continues to be of interest for Serenoa Lakes.
- There was approval for the Ibis Street Conservation Subdivision to build a high-density subdivision on the east side of Ibis Street. This project is underway and will consist of 107 homes on 66 acres.

**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 Carolyn Mack, Mia Zittel, Susan Strong, Nancy Lavezzorio and Karie Backman. Landscape Committee members are Eileen McGrath, Nancy Hayes Cooper, Michelle Dicerbo and Patty Murgolo. Mike Backman provides general maintenance support for the gates, lights and fountains. Donald McEvoy is helping with the flags. Del Mack helps with the irrigation system. Jeanette Nolan helps us secure Serenoa GC for our meetings. Peter Balint helps with Gate maintenance. Joe McCarthy helps with gate programming and maintenance. Kevin McGrath and Greg Cooney help with landscape lighting. Mike Lavezzorio helps with lakes and crosswalks. Shawn Leins helps with common area infrastructure. Harry Binder helps with legal issues and Shannon McAninch is our welcome wagon representative. Patty Murgolo, Jack, Shawn & Therese Swiatkowski, Marcy Abbott, Del and Carolyn Mack, Kevin and Eileen McGrath, Mike and Karie Backman, Susan Strong and Peter Graham, Michelle Dicerbo, Antje Munroe and Nancy Lavezzorio were kind enough to help get the Holiday decorations up in our entrance area and help with the Food Drive. We will continue to use community volunteers to occasionally plant flowers in the entrance area. Finally, the Board of Directors, Mike Lavezzorio, Si McAninch, Kevin McGrath and Michelle Carpenter 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, and the following names were submitted for nomination:

Dave Anderson

Si McAninch

Deanne Jared, Assistant Treasurer (voted on each year)

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 elected to the new Board of Directors.

**Unfinished Business:** None to report

**New Business:** None to report

Meeting was adjourned at 8:30 p.m.