

Minutes

SLCA BOARD MEETING 10/29/2018

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

Dave called the meeting to order at 7:00PM

1. Approval of September 24, 2018 minutes: Dave Anderson made a motion that the minutes be accepted as written. Michelle Carpenter seconded the motion and it passed unanimously.
2. Treasurer's Report: As presented.
3. Landscape Committee: For 2019, the committee is asking for \$3000.00 for entryway enhancements. An additional \$2500.00 is requested to replace aging plants and add seasonal color.
4. ARC Report: Since the last Board meeting on September 24th, one roof replacement ARC request was approved.
5. Projected spending for remainder of CY 2018: Projected spending shows a surplus of approximately \$5,000.00 to \$6,000.00. Much needed sidewalk repairs will be done, and any remaining funds will be moved into the reserve accounts.
6. Proposed budget for CY 2019: Increased funds will be allocated for sidewalk repairs, as there are multiple areas in need of repair. The proposed budget is \$121,532.00 or \$1,321.00 per lot. This amount is down \$50.00 per household from 2018. Dave Anderson made a motion to accept the proposed budget as presented. Michelle Carpenter seconded the motion and it passed unanimously.
7. Annual Homeowners Meeting: This meeting is scheduled for December 11, 2018 in the Serenoa Golf Clubhouse.
8. Social Committee: There have been numerous events this year to include Happy Hours, a LeBarge boat trip and all have been well attended. The annual Holiday Party will be December 15, 2018.
9. Removal of dead Brazilian Pepper trees by north sidewalk: Teal Lawn has completed this project.

10. Rebranding Task Force: No report, but the committee will be making a presentation at the annual HOA meeting in December.
11. Approval of lease 7466 Roebelenii Ct: Based on a review by Board members, Dave Anderson made a motion to accept the lease. Si McAninch seconded the motion and it passed unanimously.
12. Accessing Community via emergency entrance: Following a complaint by a homeowner regarding the gates that separate Serenoa and Serenoa Lakes, there was discussion as to whether installing a swinging gate at the sidewalk would be appropriate to discourage this activity. The Board concluded that placing a gate would only create problems with our neighboring community. Dave Anderson will communicate with the President of Serenoa to make sure they agree with our decision.
13. Maintenance Notices for October 29, 2018 inspection: The inspections will be rescheduled for early November 2018.
14. Removal of dead oak adjacent to south lake near Ibis St: The vendor who maintains our lakes has remove the dead tree for \$300.00.
15. Construction of perimeter wall: Kevin McGrath has evaluated several other walls at subdivisions in the area. Pre-fabricated perma-cast concrete seems to be the standard. A report on this initiative will be provided at the annual HOA meeting in December.

New Business

1. Background check: The idea of obtaining a background check for all potential renters was discussed. Since most realty companies and leasing agencies do their own background checks, the best approach may be to ensure that these checks have been completed as part of the Board's lease review process, as required by our C&Rs.

Meeting adjourned at 8:16

Respectfully submitted