

Minutes

SLCA Board of Directors Meeting, Wednesday, March 9, 2023

Directors present: Peter Balint, Michelle Carpenter, Steve Lanser, and Dave Anderson

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

1. Selection of Officers: Peter Balint made a motion to appoint the following officers' positions:
 - Steve Lanser – President
 - Peter Balint – Vice President
 - Dave Anderson – Vice President
 - Michelle Carpenter – Treasurer
 - Kelly Schou – Secretary

Dave Anderson seconded the motion and it passed unanimously.

2. Approval of October 26, 2022, BOD Meeting Minutes: Peter Balint made a motion that the minutes be approved as submitted. Steve Lanser seconded the motion and it passed unanimously.
3. Treasurer's Report: As presented by Treasurer, Michelle Carpenter. All homeowners have paid the fourth and final installment of the special assessment for the lakes project. New CDs have been set up for three of our reserve accounts.
4. Landscape Committee Report: Susan Lanser sent in a report with the following information:

The Landscape committee met and reviewed the initial landscape design, submitted by Artistree. We agreed to a few modifications, therefore the design will be resubmitted to Artistree to reflect these modifications. Once we receive the revised copy I will update the Board of Directors.
5. Architectural Review Committee Report: Since the October 26, 2022, BOD meeting, the ARC received 15 requests, and all were approved.

6. Social Committee Report: Brooke Eisenacher will be holding a Children's Halloween Party at the Serenoa Golf Country Club.
7. 7430 Paurotis Ct. Property Status: Barry Spencer paid the 2023 HOA fees for this property. He intends to initiate foreclosure action to take ownership soon.
8. Gate Committee Report: Peter Balint reported that routine maintenance has been done to keep the gates in good working order.
9. Tree Trimming Report: Peter Balint reported that on March 20th and the 21st, R.A.W. Tree Service will be here to trim street oak trees. We will notify those homeowners who will be getting their trees trimmed.
10. Marketing Committee Report: Nothing to report.
11. Tree Inventory Project: Peter will contact Rene' North to see when she intends to start an inventory of all trees, less the street trees, on homeowners' properties.
12. Sidewalks: Peter Balint volunteered to take over this responsibility, and he will review all the sidewalks to determine what repairs or replacements are needed.
13. Crosscreek Environmental: Steve Lanser reported that his Engineering Team and the Crosscreek project manager will be doing an inspection of the Geotubes to identify areas that need to be repaired.
14. Water Level Augmentation: Shawn Leins reported the following:
 - We are still awaiting official approval from the County Utilities Department for using reclaimed water to augment our lakes.
 - We have to get two easements and two title searches before we can submit for final approval at a total cost of \$2,500. Peter Balint approved moving forward to obtain the required documents.
 - Three bids have been obtained, with the lowest one being \$140,000. Additional bids must be obtained for a small well for the retention pond behind Roebelenii Ct and two pumps to service a couple of the smaller retention ponds.
 - We cannot move ahead with the contract work or order materials until we have County Utilities Department approval.
15. County Drainage Canal Cleanup: If we cannot get the County to clean up the county canal, we will obtain some quotes from vendors to have a backup plan in place.

16. Maintaining Preserve Area Behind McSwain's Property: Peter Balint reported that we are negotiating a contract with Crosscreek Environmental to service the preserve area behind the McSwain property, as required by the County.

17. External Affairs: Dave Anderson reported he will be working on a detailed report covering the following topics:

- I-75/Clark Road Interchange and Roundabouts
- MURT
- Grand Park
- Strazzera Village Planned Development
- 3H Ranch

He will send out his written report via an email blast to all residents, so they are aware of the latest information on these projects.

New Business:

1. Peter Balint reported that our community attorney, Chad McClenathen, has retired so he made a motion that we use Alan Tannenbaum for HOA matters, and Andrew Cohen for collections. Michelle Carpenter seconded the motion, and it passed unanimously.

Peter Balint made a motion to adjourn the meeting. Steve Lanser seconded the motion, and it passed unanimously. The meeting was adjourned at 7:57 p.m.

Respectfully submitted