

Minutes
Special Homeowners Meeting
Serenoa Lakes Community Association
November 18, 2021

A special meeting of the Serenoa Lakes Community Association homeowners was held at the UF/Extension Center in Twin Lake Park on November 18, 2021. This meeting was presided over by Peter Balint, President.

Directors in attendance were Peter Balint, Jim DeNiro, Michelle Carpenter, and Kevin McGrath. There was a total of 31 households (in person or via Zoom) in attendance.

This meeting was properly noticed by the Board to all homeowners via USPS (postmarked November 4, 2021) or via email also sent on November 4th.

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

Meeting minutes: Peter read the draft minutes for September 29, 2021, Special HOA meeting, and opened the floor for comment or questions. Joe McCarthy made a motion that the minutes be approved, as submitted. Kevin McGrath seconded the motion, and it passed unanimously.

Opening comments and presentations: Peter Balint welcomed all in attendance and explained that the purpose of this special meeting was a follow-up to the September 29th meeting to discuss emergent issues with our lakes. He stated that the feedback from homeowners in attendance at the September 29th meeting was very helpful in providing direction on adjusting the plan to address all issues with our retention ponds (lakes). At the urging of community members, the Board has combined the shoreline erosion and lake water level issues into a single project. So, our updated goal is to stop the erosion, regain drainage capacity and shorelines, where possible, while keeping them consistent and natural in appearance. Also, to augment all lakes with new external sources such as reclaimed water to keep our lake levels at a much more acceptable level throughout the year. Next, Peter reported all the actions the Board has taken to date, including responses to homeowners' questions, comments, and concerns. Further, he covered the steps the Board had taken to determine that the use of Geotubes represents the best, cost-effective solution to address our retention ponds' shoreline erosion. Finally, Peter reported that since fixing the issues with our lakes is a major expense item, the Board has decided to use a phased, multi-year approach to spread out the costs over three years.

Community member, Mark Culp, a retired engineer, Architect, & Professor of Construction Management, provided a detailed presentation on the level of erosion that has occurred in our north, south, and west retention ponds (lakes) over the past 23 years. He stated the reasons why shoreline erosion occurs in our ponds and how it is accelerating in rate as we move further in time. He explained how rainfall totals specific to Serenoa Lakes have significantly declined in the past few years and the impact of this change on our retention ponds.

Longtime community member, Shawn Leins, a civil engineer, who has designed hundreds of area communities provided a comprehensive briefing on the history of how the retention ponds (lakes) were designed and how they are connected to function as a stormwater safeguard to prevent flooding of community homes. He was directly involved in designing the ponds back in the late-1990s. Shawn proposed that Serenoa Lakes could connect to a county reclaimed water line located near our south property line adjacent to Pindo Blvd. He volunteered to design a system at no cost to the community so that all retention ponds water levels could be maintained at more consistent levels throughout the year. He stated that the county charges a flat rate of \$0.25 per 1,000 gallons for all users. Finally, the cost to create a reclaimed water system to cover all our retention ponds would be \$200,000. He is willing to take the lead and oversee the entire project, again at no cost to the community.

Homeowners' Questions, Comments, and Concerns: Board members and the three engineers in attendance answered several questions comments, and concerns from homeowners. They were very appreciative of all the additional information provided and recognized the need to take action on this project. John McCall, a structural engineer, and longtime resident in Serenoa Lakes proposed proceeding with the entire project next year versus spreading it out over three years. This approach will provide a cost savings of \$29,000 as the vendor is offering that in his contract proposal. The overall consensus amongst those in attendance reacted favorably to this suggested change. Peter Balint concluded the meeting by thanking everyone for their participation in this important meeting. The Board will use the input it received tonight to make appropriate changes to our plan to address issues with our retention ponds (lakes).

Respectfully submitted