

Minutes

SLCA BOARD MEETING Wednesday, April 27, 2022

Directors present: Peter Balint, Jim DeNiro (via Zoom), Michelle Carpenter, Steve Lanser, and Dave Anderson (via Zoom)

Guests: Stanley Dean, James, and Rose Marie Hodges

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

1. Approval of minutes for February 15, 2022: Dave Anderson made a motion to approve the minutes as presented. Peter Balint seconded the motion and it passed by unanimous vote.
2. Treasurer's Report: As presented by Treasurer, Michelle Carpenter. The second payment of the Special Assessment is due by Saturday, April 30th. About 30% of the payments are still outstanding.
3. Landscape Committee Report: Written report from Nancy Hayes: We successfully replaced the plants that were damaged by the cold weather this past winter. The new landscaping company did not work out, so In Bloom Lawn & Landscaping was hired to replace them, effective April 1st. A dead Bulnesia tree in the four corners will be taken out and replaced with a new tree.
4. ARC Report: Written report from Marjorie Anderson: Since the January 27, 2022, BOD meeting, the ARC received 12 requests and all were approved. A motion by Dave Anderson to approve a room addition at Leins' residence. Steve Lanser seconded the motion and it passed by unanimous vote.
5. Social Committee Report by Peter Balint: The Easter event for the children was successful and well-received. The next event will be a Happy Hour which will be held at Art Medici's residence.
6. 7430 Paurotis Ct Property Status: Placement of a lien on this property is underway.
7. County Drainage Canal Cleanup: Jim DeNiro reported that the county has not responded to his request to treat the canal that remains blocked with excessive growth of weeds. He

will send another request for service and contact the county commissioners if no response is received from the county.

8. SWFWMD Inspection: The 5-year SWFWMD inspection is due this year. We have made arrangements to have A&M Engineering handle this matter.
9. Gate Committee by Peter Balint: A new RFID gate access system has been installed on the residents' entry gate. Joe McCarthy and John Munroe are placing gate code entry stickers on residents' vehicles. The existing gate entry system, Homelink, will remain in service until all residents get the RFID stickers installed on their vehicles.
10. Marketing Committee Report: No report was provided. Peter Balint stated that he will speak with Kevin McGrath to see if he is willing to continue as Chair of this committee.
11. Securing SL Perimeter: Residents have noted golf carts crossing over the berm into and out of Grand Park property. Peter Balint stated that he will send out a notice stating that golf carts are NOT allowed off-road in Serenoa Lakes. They must stay on the paved roadways in our community. All residents should access Grand Park via the gates on Ibis Street.
12. Update on Comcast Consultants: Dave Anderson made a motion to explore the possibility of having a cell tower erected on the west side of the SL property adjacent to I-75. This would benefit the community in cellular coverage as well as provide some royalties. The motion to explore the possibility was seconded by Peter Balint and it passed by unanimous vote.
13. Crosscreek by Jim DeNiro: Pumping operations for the installation of the Geotubes is underway in the South Lake. An update will be provided as the project progresses.
14. Water Level Augmentation by Peter Balint: A permitting fee of \$1,000 has been submitted to the county. Two of the three bids have been received, and thus far, the bids are in the \$200,000 range, as budgeted.
15. Board and Volunteer Assignments: Jim DeNiro announced that he will be stepping down from the Board effective June 1st. Steve Lanser will take over the duties that Jim handled, principally lake and county canal management. Stanley Dean was asked and agreed to join the Board after Jim's departure.

16. Saba Proposal Update: Peter Balint reported that William Saba reneged on the basic parameters of an agreement for him to lease 5-6 acres of Serenoa Lakes wetlands located in Tract 702 (west of Roebelenii). Saba sent correspondence to Peter stating that he wants to buy vice lease the parcel. Based on this development, Peter notified Saba that we no longer want to pursue a deal with him, therefore, this matter is closed.
17. Report from Dave Anderson on External Affairs:
 1. I-75/Clark Rd. Interchange and Roundabouts- Construction on the interchange is ongoing and could be completed as early as February 2023. The two roundabouts, Clark/Dove/Proctor intersection, and the Clark/Lorraine intersection are still under construction. FDOT is responsible for the Clark/Dove/Proctor roundabout and it will take several more months to be completed. Conversely, Skye Ranch is building the one at the Clark/Lorraine intersection and is scheduled to be completed by June 2022.
 2. Traffic Light at Ibis/Clark Intersection- It looks promising to have a functioning traffic light by the end of May 2022.
 3. Construction to eliminate the jog at the Ibis/Hawkins intersection is underway.
18. Approval of a one-year lease for 7448 Roebelenii: Dave Anderson made a motion to approve a one-year lease for 7448 Roebelenii. Michelle Carpenter seconded the motion and it passed by unanimous vote.
19. Several homeowners have approached the Board of Directors to urge us to modify the language in our Covenants and Restrictions (C&Rs) to require that all homes with tile roofs must use tile when replacing them. A Special HOA meeting will be held to vote on this change.
20. Replanting of preserve area near McSwain residence is moving forward with oversight from the County. The cost is about \$4,200 and will be billed to the McSwains.
21. RAW Tree is scheduled to conduct tree trimming operations in the neighborhood on May 23, 24, and 25.
22. April 2022 Maintenance Review: Steve Lanser reported that the semi-annual maintenance review was conducted on April 21st. Peter Balint has sent out notices to homeowners who need to address property deficiencies.

Adjournment at 8:14 pm

Respectfully submitted