

Annual SLCA Homeowners Meeting Minutes (Draft)

December 7, 2021

The Annual Serenoa Lakes Homeowners Association Meeting was held at the UF/IFAS Extension Center in Twin Lakes Park on December 7, 2021. The meeting was presided over by Peter Balint, President.

Board of Directors (BOD) present were Peter Balint, Si McAninch, Kevin McGrath, Jim DeNiro, and Michelle Carpenter. Board Consultant Dave Anderson attended via Zoom.

Opening Comments: Peter Balint welcomed all attendees and explained that the meeting would be conducted under Robert's Rules of Order. Peter also introduced and welcomed new homeowners Jim and Rose Marie Hodges, Danny and Megan Meehan, Arkady and Natalie Koltun, Chuck and Olena Bolam, Michael and Kristian Becker, and Benjamin and Kristin Mitchell.

Proof of Meeting Notice: Si McAninch stated that the notice for this meeting was mailed on November 23, 2021, via USPS (first-class mail) or sent via email on November 23rd. Also, our signboard was posted at the community entrance on December 5, 2021.

Certification of Proxies: BOD's Secretary, Si McAninch certified the receipt of 46 proxies from homeowners unable to attend the meeting. There were 26 homeowners in attendance and five homeowners attended via Zoom.

November 18, 2021, Special HOA Meeting Minutes: John McCall made a motion that the meeting minutes be approved, as submitted. Steve Lanser second the motion and it passed unanimously.

2020 Annual Homeowners Meeting Minutes: A motion was made by Linda Conley to read the minutes. The motion was seconded by Tony Dicerbo. Peter Balint read the minutes. Linda Conley made a motion that Annual Homeowners Minutes be published and posted on the community website no more than 30 days after the meeting. Mike Lavezzorio seconded the motion and it passed unanimously. Peter Balint moved that the minutes be approved, as submitted. Jim DeNiro seconded the motion and it passed unanimously.

Report of Officers: The BOD and the Architectural Review Committee (ARC) continued their combined exterior maintenance review program. The focus of these reviews is landscaping, overgrown oak trees, tile roofing, driveway and entryway cleanliness, lamp post function, and house paint condition. Reviews were undertaken in April and October 2021. Notifications were sent to appropriate homeowners, and a follow-up review was made 60 days after sending out these notifications.

Common Area Maintenance and Repairs: During December in the common areas, all the palm trees were trimmed, fresh mulch was installed, and all sidewalks and street gutters were cleaned. A total of 107 street oak trees were trimmed in 2021 consisting of 90 homeowners and 17 common area trees, respectively. Renovations were made to the landscaping. Finally, the north lake fountain lights were replaced.

Report of Committees:

ARC: Marjorie Anderson's report: First, I want to publicly thank all of the members of the committee, Mike Connor, Nanette Goldberg, Larry O'Toole, and Sarah Wang, for all of their hard work and support during the past year. Since the last Annual Homeowners Meeting on December 9, 2020, the ARC received 23 requests, all of which were approved. Finally, as a friendly reminder, please submit your ARC request at least a week before the planned starting date of the project. Our governing documents state that you must have ARC approval before beginning the work. The community website (www.serenoalakes.org) has more information, and you can print out an ARC form for submission.

Landscape Committee: Eileen McGrath reported that major changes to the entrance area landscaping were made in 2021. We removed and replaced plants, flowers, and shrubs in front of the walls and the center island outside the gate. The goal was to reduce the clutter and overgrown plants to create a clean, crisp look. We refreshed and trimmed many shrubs and trees at the four corners Areca/Paurotis intersection. Finally, we added seasonal plantings and flowers in the entrance area and the four corners. Next year, we plan to add plants and flowers in the entrance area where volume is needed.

Social Committee: Carolyn Mack reported on several events. There was a Happy Hour at Gecko's in July. Several children's events included the end of summer party, a back to school ice cream social, and Halloween and Christmas parties. The SLCA Holiday party is scheduled for December 19th. Finally, \$2,525 was raised through the generosity of homeowners for the All Faith's Food Bank. The money was delivered on the Annual Day of Giving so our total was matched, bringing our contribution to \$5,050.

Gate Committee: Peter Balint reported that the ongoing preventative maintenance program has resulted in keeping our gates in good working order. However, due to a lightning strike, the main callbox board had to be replaced. Also, we plan to replace the callbox speaker and microphone before the end of the year.

Marketing Committee: Kevin McGrath reported on the new entrance signage that was discussed at last year's meeting. A Dryvit coating was applied to the existing walls to reduce cost and improve appearance. Back-lit lighting was installed on both signs. All column caps were repaired and reinforced as well as painted. As reported by the Landscape Committee, new plants were installed. New landscape lighting was installed for the new walls, the entrance area landscape beds, and the center island. Also, new street and stop signs were installed. The plan going forward is to add an aerial video of our community to the website and to create a webpage for realtors. Finally, we want to create and place a feature article about our community in the local papers to include The Observer and the Sarasota Herald-Tribune.

Community Lakes Project - Special Assessment: As detailed at two Special HOA meetings held on September 29, 2021, and November 18, 2021, there are emergent issues with our retention ponds (lakes). The goal of the lakes project is twofold:

1. To stop erosion, regain drainage capacity and shorelines of ponds and lakes where possible while keeping them consistent and natural in appearance.
2. Augment the water levels of the ponds and lakes with new external sources such as reclaimed water that will keep our lake levels at a more acceptable level throughout the year.

The initial notification to the Board about lake shoreline erosion was brought up by a homeowner at the 2020 Annual HOA meeting. The Board agreed to investigate this matter and determine what actions are needed to address the issue. A chronology of events related to fixing our lakes was presented. Next, there was Mark Culp's presentation on lakes shoreline erosion from 1998 to the present, followed by Shawn Lein's presentation on using a reclaimed water system in conjunction with one new well to augment the water levels in all our retention ponds (lakes). Shawn stated that he would oversee this aspect of the project and do the design work at no cost to the community. The projected total cost for the entire project is \$750,720 or \$8,160 per lot. The project will include geotubes installation on all identified shorelines, installation of drains on swales between homeowners' properties, installation of a reclaimed water system, and drilling one new well to augment water for a small retention pond west of Roebelenii Ct. We plan to complete this project in CY 2022.

Following these presentations, Peter Balint asked for a motion from the floor on the following statement:

In the event the Lakes Project can be completed for less than the assessed amount the Board of Directors is authorized to decrease the total amount of the special assessment to reflect the cost savings and reduce the amount of the fourth installment payment due from each lot owner. Further, in the event there are any monies left over after the completion of the Lakes Project, the balance of the special assessment monies shall be refunded pro-rata to each lot owner by issuing a credit towards future regular or special assessments.

John McCall made a motion to accept the statement as written, and the motion was seconded by Steve Lanser, and it passed by a vote of 70 for and 2 against.

Next, Peter Balint asked for a motion from the floor on the following statement:

Approve the levy of a special assessment in the total amount of \$750,720.00 (\$8,160.00 per lot) to fund the restoration of the shorelines of our retention ponds (lakes) using geotubes and augmenting the levels of our retention ponds using a reclaimed water system? The special assessment shall be payable in four installments in equal amounts of \$2,040.00 each with the first payment due on or before January 31, 2022, the second due on or before April 30, 2022, the third due on or before July 31, 2022, and the fourth and final due on or before October 31, 2022.

John McCall made a motion to accept the statement as written, and the motion was seconded by Steve Lanser, and it passed by a vote of 53 for and 19 against.

After passing the two motions above, Linda Conley made the following motion: **Postpone the vote for 90 days from today for the special assessment until resolution of the engineering study is completed on the impact of Grand Palm's construction work had on our lakes.** The motion was seconded by Mike Lavezzorio. The motion **failed** by a vote of 13 for and 59 against.

Budget Report: The budget philosophy is to adequately project and cover anticipated expenses avoiding the need for special assessments. The budget is based on 2021 actual expenditures and 2022 vendor contracts. The proposed budget for 2022 is \$131,212.00 or \$1,426.00 per lot. This is a \$28 increase over last year's budget. The breakdown of budget expenses is:

- 53% is for common area maintenance.
- 8% is for entryway expenses
- 8% is for professional expenses
- 9% is for social expenses, wild hog control, and contingencies
- 21% is for our three reserve funds

There are budget decreases in lake and fountain maintenance/repairs, irrigation system maintenance/repairs, and upkeep on foreclosed properties. Budget increases were for common area maintenance, professional services, and SWFWMD inspection. There is a projected excess of \$952.00 in the 2021 budget that will be moved to the Reserve funds. Don Murphy made a motion to pass the budget as presented. Kevin McGrath seconded the motion and it passed unanimously.

Thank you to our Volunteers:

- Board of Directors: Peter Balint, President, Kevin McGrath, Vice president, Jim DeNiro, Vice president, Michelle Carpenter, Treasurer, Si McAninch, Secretary, and Dave Anderson, Board Consultant (non-voting).
- ARC Members: Marjorie Anderson, Chair, Mike Connor, Nanette Goldberg, Larry O’Toole, and Sarah Wang.
- Landscape Committee: Eileen McGrath, Chair, Nancy Hayes, Michelle Dicerbo, and Susan Lanser.
- Social Committee: Carolyn Mack, Chair, and Brooke Eisenacher (Children’s Events). There are two openings on this committee, so if you are interested, contact Carolyn!
- Marketing Committee: Kevin McGrath (Acting Chair), Rene’ North, Karie Backman, Melissa Tomasso, Tony Dicerbo, Peter Abbott, and Peter Balint (Advisor).
- Additional thanks to Mike Backman – gate programming and fishing, Peter Balint – gate maintenance, Joe McCarthy – gate programming, Donald McEvoy – flags and fishing, Kevin McGrath – landscape lights, Del Mack – gate maintenance and irrigation system, Rene' North – website, Dave Anderson – website, and directory preparation, Scotty Gresham – fishing, Steve Lanser – fishing, gate maintenance, and irrigation system, Jim DeNiro – lakes and crosswalks, Shawn Leins – engineering issues, Karie Backman – printing SLCA Directory and Linda Garvin – Welcome Wagon and directory delivery.
- A Special Thanks to those who helped with holiday decorations: Peter and Marcy Abbott, Jim and Rose Marie Hodges, Tim Leech, Del and Carolyn Mack, Shannon McAninch, and John and Antje Munroe.

Inspectors for Election of BOD: Peter Balint appointed Pete Abbott and Steve Schou as inspectors.

Election of Directors: Nominees for two-year terms are:

- Stanley Dean
- Jim DeNiro
- Steve Lanser
- Don McEvoy,

Nominees for one-year, non-voting members are:

- Dave Anderson, Board Consultant
- Deanna Huff, Assistant Treasurer

A call was made to the floor for additional candidates, and none were offered. After tallying all the votes, Jim DeNiro and Steve Lanser were elected to the BOD. Also, Dave Anderson and Deanna Huff were re-elected and will remain in their respective positions.

Unfinished Business: Nothing to report

New Business: Nothing to report

With thanks to all who attended, the meeting was adjourned.

Respectfully submitted

Si McAninch, Secretary, SLCA, BOD