

MINUTES

SLCA 2018 ANNUAL HOMEOWNERS MEETING

The annual Serenoa Lakes Homeowners Meeting was held at the Serenoa Golf Course restaurant on December 11, 2018. The meeting was presided over by Dave Anderson, President.

Directors in attendance were Dave Anderson, Si McAninch, Michelle Carpenter and Kevin McGrath.

Opening Comments: Dave Anderson welcomed all attendees and explained that the meeting would be conducted in accordance with Robert's Rules of Order. He also introduced and welcomed new residents Marc and Linda Conley, Jim and Erin DeNiro, Ron and Huda Fadell, Tom and Julie Ponder, Valerie Rao, Willy and Terri Todd, David and Yvette Varnadore, and Roy and Carolyn LeBard.

Proof of Meeting Notice: Si McAninch stated that the notice for this meeting was mailed on November 19, 2018, and our signboard was posted at the community entrance area on December 9, 2018.

Certification of Proxies: BOD's Secretary, Si McAninch, certified the receipt of 17 proxies from homeowners who were unable to attend this meeting. There were 20 homeowners in attendance.

2017 Annual Homeowners Meeting Minutes: A motion was introduced by Peter Abbott to waive the reading of the 2017 Homeowners Meeting minutes and that they be approved as written. The motion was seconded by Chuck Carpenter and unanimously accepted as submitted.

Reports of Officers: Maintenance and Repairs: The Board and the Architectural Review Committee continued a combined exterior maintenance inspection initiative. The last inspection was done in October. The plan is to do full inspections every six months. The focus of these inspections is landscaping, overgrown oak trees, tile roofing, driveway and entryway cleanliness, lamppost function and house paint condition. Follow up inspections are conducted 60 days after sending out notifications.

Common Area Maintenance and Repairs:

- In 2018 all common area palm trees were trimmed.
- Fresh mulch was installed in common areas and tree rings.
- Community sidewalks and gutters will be cleaned later in December.
- Repairs were made to the gate system.
- Renovations were made to the landscaping and irrigation systems.
- Fountain lights were converted to LED.

Tree Maintenance Standards: Limbs over sidewalks must be trimmed to a height of eight feet, while street tree limbs overhanging the roadway must be trimmed to a height of 15 feet.

Sidewalk Repairs and Future Issues: Repairs were done to 16 sections of sidewalks at the front of the community. Also, 48 areas of our sidewalks have been identified for repair in 2019.

Gate System:

- The gate access phone system has been upgraded to use any 10-digit US phone number not just the 941 area codes.
- Gate hinges have reached their useful life and were replaced.
- Two of the three magnetic gate locks have been replaced as well as the keypad on the entry console.
- The master control board has been replaced as well as the drive gear box.
- We are purchasing spare parts to reduce future down time.

Lakes and Crosswalks: The lakes are thriving. There have been fewer algae blooms. There is discussion about restocking the lakes with fish. The crosswalks are in good repair.

Rebranding Task Force: The task force had discussions regarding the possibility of renaming Serenoa Lakes for several reasons. However, significant research and exploration has shown that while we can do far more than we have done to elevate the perception of Serenoa Lakes within the greater Sarasota environs, renaming the community would not be helpful. John Fischer provided a detailed report on their research and provided a list of recommended actions that would enhance the external perception of our community.

Report of Committees:

Social: The social committee had several successful events in 2018. However, the committee needs volunteers.

Architectural Review: Marjorie Anderson emphasized the need to obtain approval from ARC for any changes to your home exterior or landscaping.

Landscape: The goal for 2018 was to enhance the center islands using new plant material. A planter was installed behind the guardhouse to shield the electronic equipment on the back of the guardhouse. The goals for 2019 are to maintain and enhance all landscape areas and plant seasonal flowers.

Presentation of 2019 Budget Proposal: The budget for 2019 is \$121,532.00 or \$1,321.00 per lot. This represents a decrease of \$50.00 per homeowner from last year. Our budget philosophy is to provide adequate funds to cover known and probable expenses, and to avoid the need for special assessments. Peter Abbott made a motion to accept the budget as proposed. Kevin McGrath seconded the motion, and it passed unanimously.

Community Related Matters:

- Pat Neal is continuing his plan to develop 533 acres south of our community in the area known as the sod farm.
- Ibis Street is scheduled to be repaved in 2019.
- A new fishing policy was approved by the Board which was developed by a special committee headed up by Tilly McFadden.
- There was approval for the Ibis Street Conservation Subdivision to build a high-density subdivision on the east side of Ibis Street called "Rivo Lakes." This project is underway and will consist of 107 homes on 66 acres.

Thanks to Our Volunteers: Dave Anderson expressed his thanks to the many volunteers in our community that helps make Serenoa Lakes such a wonderful place to live. They give selflessly of their time and talent and have saved us a considerable sum of money. He mentioned all the hard work undertaken by the Architectural Review Committee (ARC). Members include Marjorie Anderson, Chair, Mike Connor, Nanette Goldberg, Larry O'Toole and Nancy Simpson. Social Committee members Carolyn Mack, Mia Zittel, Susan Strong, Nancy Lavezzorio and Karie Backman. Landscape Committee members Eileen McGrath, Chair, Nancy Hayes Cooper, Michelle Dicerbo and Patty Murgolo. The Rebranding Task Force consists of John Fischer, Chair, Karie Backman, Peter Balint, Tim Leech, Julie Rosenkrantz and Jacquie Vlaming. Mike Backman provides general maintenance support for the streetlights and fountains and manages the gate program. Donald McEvoy is helping with the flags. Del Mack helps with the irrigation system. Jeanette Nolan helped us secure Serenoa GC for our meeting. Peter Balint helps with Gate maintenance. Joe McCarthy helps with gate programming and maintenance. Kevin McGrath and Greg Cooney provides maintenance on our landscape lighting system. Mike Lavezzorio oversees maintenance of our lakes and crosswalks. Shaun Leins provides engineering support for our common area infrastructure. Harry Binder has helped us with legal issues, while Shannon McAninch and Linda Garvin ran our welcome wagon program. Rene North produced several event flyers. Don McEvoy, Mike Backman, Scotty Gresham and Tilly McFadden have helped with the implementation of our new fishing policy. John Fischer helped with printing SLCA documents. Patty Murgolo, Jack, Shawn & Therese Swiatkowski, Marcy Abbott, Del and Carolyn Mack, Kevin and Eileen McGrath, Mike and Karie Backman, Antje Munroe, Jim Deniro, Tim Leech and Nancy Simpson were all kind enough to help get the Holiday decorations up in our entrance area and helped with the Food Drive. Finally, the Board of Directors, Mike Lavezzorio, Si McAninch, Kevin McGrath and Michelle Carpenter provided outstanding support throughout the year.

Election of Board Members for a two-year term: Three Board members' two-year terms expire at the end of this year, and the following names were submitted for nomination:

Peter Balint

Michelle Carpenter

Kevin McGrath

Deanne Jared, Assistant Treasurer (nonvoting member, one-year term)

There was a call to the floor for any other nominations. No other nominations were made, so a motion was made by Peter Abbott to close the nomination process. The motion was seconded by Kevin McGrath. By unanimous vote, all nominees were elected to the new Board of Directors.

Unfinished Business: Nothing to report

New Business: Nothing to report

Meeting was adjourned at 8:30 p.m.