

# DRAFT MINUTES

## SLCA 2019 ANNUAL HOMEOWNERS MEETING

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The Annual Serenoa Lakes Homeowners Meeting was held at the Serenoa Golf Course restaurant on December 10, 2019. The meeting was presided over by Dave Anderson, President.

Directors in attendance were Dave Anderson, Peter Balint, Si McAninch, and Kevin McGrath. There were 38 in attendance, 21 households, and 17 proxies.

**Opening Comments:** Dave Anderson welcomed all attendees and explained that the meeting would be conducted under Robert's Rules of Order. He also introduced and welcomed new residents Andy and Mike Badolato, Mike and Nanette Conrad, Stanley and Diane Dean, Matt and Brooke Eisenacher, Tom and Debbie Forkan, Luke and Cynthia Hodas, Art Medici, Steve and Kelly Schou, Jeff Snyder and Qinchun Wang and Juan Peng.

**Proof of Meeting Notice:** Si McAninch stated that the notice for this meeting was mailed on November 19, 2019, and our signboard was posted at the community entrance area on December 8, 2019.

**Certification of Proxies:** BOD's Secretary, Si McAninch, certified the receipt of 17 proxies from homeowners unable to attend this meeting. There were 21 homeowners in attendance.

**2018 Annual Homeowners Meeting Minutes:** A motion was introduced by Peter Abbott to waive the reading of the 2018 Homeowners Meeting minutes and that they are approved as written. The motion was seconded by Tony DiCerbo and unanimously approved as written.

**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 was landscaping, overgrown oak trees, tile roofing, driveway and entryway cleanliness, lamp post function, and house paint condition. Follow up inspections will be conducted 60 days after sending out notifications.

**Common Area Maintenance and Repairs:** In 2019 all common area palm trees were trimmed. Fresh mulch was installed in common areas and tree rings. Community sidewalks and gutters are scheduled to be cleaned in December. Repairs were made to the gate system. Renovations were made to the landscaping and irrigation systems. The south fountain underwent major repairs.

**Tree Maintenance Standards:** Limbs over sidewalks must be trimmed to a height of 10 feet. Street tree limbs overhanging the road must be trimmed to a height of 17 feet.

**Sidewalk Repairs and Future Issues:** Areas of the sidewalks are continually inspected and repaired due to the root systems of the street oak trees causing them to shift in height which creates a safety hazard.

**Gate System:** The gate system was installed in 2003 by ODI. The gate system has functioned well this year. Bronze bearings were installed on all operating arms in January. In March, broken cams and mag-

locks and relays were replaced. Also, backup batteries were replaced, and all operator arms and hinges were lubricated. In October, three of the four backup batteries were replaced, and all hinges were lubricated.

**Lakes and Crosswalks:** Our community lakes are in good condition. There was a need to restock some of them with carp earlier this year. All of the crosswalks are in good repair.

**South Boundary Survey:** A new survey was completed in June 2019. The purpose was to establish an exact location of the community property line since a new development will be built just south of Serenoa Lakes. Our goal is to fully shield our community from the new development. Options under consideration include a wall, dense vegetation, or trees.

**Report of Committees: Social:** The Social Committee had several successful events in 2019. However, the committee needs more volunteers.

**Architectural Review:** Marjorie Anderson emphasized the need to obtain approval from ARC before making any changes to the exterior of your home, landscaping, or trees.

**Landscape Committee:** The goals for 2019 were to maintain and enhance all common area landscaping and to plant seasonal flowers. A proposal was made to install two benches by the lakes bordering Pindo Blvd.

**Oak Tree Maintenance Proposal:** The proposal is for SLCA to take over the responsibility of maintaining all oak trees lining the streets of Serenoa Lakes. The benefits would be uniform and consistent care and enhancement of our neighborhood. It will remove the burden of timely tree trimming from the homeowner and ensure the health of all trees through proper trimming. SLCA will undertake an inventory of all trees. Those requiring major trimming would be asked to do so in 2020 at \$85.00 per tree by our community vendor. If approved at our HOA meeting in December 2020, beginning in 2021, funds would be budgeted to maintain all oak trees lining the streets in our community. After much discussion, a motion was made by Tony DiCerbo to research the cost for community tree trimming and move forward to identify homeowners who need tree trimming in 2020. Melba Watts seconded the motion and it passed unanimously.

**Presentation of 2020 Budget Proposal:** Budget for 2020 is \$124,016.00 or \$1,348.00 per lot, up \$27.00 from last year. Budget philosophy is to provide adequate funds to cover all contracts and projected expenses to avoid the need for special assessments. Budget decreases include no mandatory backflow testing needed in 2020 and entryway enhancement costs were lowered by \$1400.00. Budget increases include costs for insurance and common area maintenance. We project a \$5950.00 excess of 2019 funds. Any excess funds will be allocated to our three reserve accounts. Peter Abbott made a motion to accept the budget as proposed. Joe McCarthy seconded the motion. The motion passed unanimously.

**Community-Related Matters:** A new school has been identified to be built in the Hi-Hat Ranch area.

**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, Mike Connor, Nanette Goldberg, Larry O'Toole, and Nancy Simpson (outgoing), and Sarah Wang (incoming).

Social Committee members are Carolyn Mack and Karie Backman (outgoing) and Brooke Eisenacher (incoming). Landscape Committee members are Eileen McGrath, Nancy Hayes, Michelle DiCerbo, and Patty Murgolo. Mike Backman provides general maintenance support for the gate programming, lights, and fountains. Donald McEvoy is helping with the flags and fishing enforcement policy. Del Mack helps with the irrigation system. Jeanette Nolan helps us secure Serenoa GC for our meetings. Peter Balint helps with Gate maintenance. Joe McCarthy helps with gate programming and maintenance. Kevin McGrath and Greg Cooney help with landscape lighting. Rene North produces the event flyers. Scotty Gresham helped with the new fishing enforcement policy. John Fischer has been helpful in printing SLCA documents. Peter Balint helps maintain the lakes and crosswalks. Shawn Leins helps with engineering issues. Marjorie Anderson and Shannon McAninch did the preparation and delivery of the community directory. Linda Garvin was responsible for the Welcome Wagon and directory delivery. Patty Murgolo, Marcy Abbott, Peter Balint Del and Carolyn Mack, John and Antje Munroe, and Jim DeNiro were kind enough to help get the Holiday decorations up in our entrance area and help with the Food Drive. A special thanks were given to all the members, past and present, for their long and faithful service. We will continue to use community volunteers to occasionally plant flowers in the entrance area. Finally, the Board of Directors, Dave Anderson, Si McAninch, Kevin McGrath, Peter Balint, and Michelle Carpenter provided outstanding support throughout the year.

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

Si McAninch

Jim DeNiro

Dave Anderson, Board Consultant, One year term, non-voting

Deanne Jared, Assistant Treasurer (voted on each year), non-voting

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 and all candidates were elected to the new Board of Directors.

**Unfinished Business:** None to report

**New Business:** None to report

The meeting was adjourned at 8:30 p.m.