

# Minutes

## SLCA BOARD MEETING 11/09/2021

Directors present: Peter Balint, Jim DeNiro, Michelle Carpenter, Kevin McGrath, Si McAninch (via Zoom), Board Consultant Dave Anderson (via Zoom)

Guests: Stanley Dean, homeowner

Peter called the meeting to order at 7:00 pm

1. Approval of minutes for 8/31/2021: Jim DeNiro made a motion that the minutes be approved as presented. Michelle Carpenter seconded the motion and it passed unanimously.
2. Treasurers Report: As presented.
3. Landscape Committee: Eileen McGrath sent her report to the Board. The wall areas and center island enhancements were completed at the end of September. The Committee is asking for \$4,500 for the 2022 budget. At the end of the year, Eileen will be stepping down as Chair of this committee, so a new volunteer will be needed to fill this vacancy.
4. Architectural Review Committee: Since the August 31, 2021, Board meeting, there were five requests, and all were approved. The ARC needs the Board to vote on whether the McSwain's should replace the tree they removed without approval. Jim DeNiro made a motion to require the McSwain's to plant a new tree (from the approved tree list) in their yard. Kevin McGrath seconded the motion and it passed unanimously.
5. Social Committee: The Annual Adult Holiday Party will be held at Heritage Oaks CC on December 19<sup>th</sup>. Also, the holiday decorations for our entrance area will be installed on November 20<sup>th</sup>, and the Annual Food Drive will also be held that day.
6. Fall Maintenance Notices: The reviews have been completed and notices have been sent out to appropriate homeowners.

7. 7430 Paurotis Ct Property Status: Nothing to report.
8. Canal Cleanup: Nothing to report.
9. Gate Committee: A new microphone and speaker for the callbox have been ordered. Also, the callbox needs to be upgraded from 3G to 4G.
10. Marketing Committee: The entrance area enhancements project is almost completed. We hope to produce a drone video of our community soon which will be featured on our community website. There was a discussion about contacting two local newspapers, The Sarasota Herald-Tribune, and The Observer, to run a feature article on Serenoa Lakes in their Real Estate sections. Finally, a second Little Library is being built for placement in the entrance area inside the gates.
11. Email Consent Form: To date, 84 of our 92 homeowners have signed the Email Consent Form, created on September 7, 2021, which allows the Board to send out official business correspondence via email. This new approach has resulted in cost savings, as previous notices had to be mailed by the U.S. Postal Service.
12. TECO Natural Gas in SL: After a request for a proposal from TECO was sent in April, the company has FINALLY responded. 17,000 feet (3.3 miles), of 2" PE main gas line would cost \$350,883 or \$3,814 per lot owner. This cost seems prohibitive, so this discussion was tabled. An email will be sent out to homeowners to notify them of the cost to have access to natural gas in our community.
13. Securing SL Perimeter: Nothing to report.
14. Update on Comcast Consultants: Nothing to report.
15. Pond Shoreline Erosion Repairs and Pond Levels Control: There will be a Special HOA Meeting to discuss these issues on November 18, 2021, at Twin Lakes Park. A meeting was held on November 3<sup>rd</sup> with four community member engineering experts to assess the shoreline erosion and maintain retention ponds (lakes) water levels at more consistent levels year-round. The engineers agreed to do two presentations at the November 18<sup>th</sup> meeting.
16. Projected Spending for CY 2021: Peter Balint reported that sufficient funds are available to cover expected expenses for the remainder of CY 2021. He will track all expenses to ensure we can pay for necessary services and activities.

17. Budget Build for CY 2022: Peter Balint presented the proposed 2022 budget that is based on inputs he received from Board members, committee chairs, vendors, etc. There was some dissatisfaction with many of our current vendors, so requests for proposals were made to get bids from other vendors. This action resulted in hiring new vendors for lawn and landscaping, fertilization, irrigation, lakes, and fountains services. The proposed budget for 2022 is \$131,192 or \$1,426 per lot owner. Si McAninch made a motion to accept the proposed budget as presented. Jim DeNiro seconded the motion and it passed unanimously.

18. 2021 Annual HOA Meeting: The Annual HOA Meeting will be held on December 7, 2021, at the UF/IFAS Extension Center in Twin Lakes Park. Registration of all golf carts owned by Serenoa Lakes residents will be an agenda item at this meeting. Also, Peter Balint stated that he will send out an email call for Board nominees before the meeting.

19. Report from Board Consultant-Dave Anderson: Construction activity at Grand Palm has slowed. Vegetation/trees will be planted on top of the berm adjacent to Pindo Blvd once irrigation is in place. The I-75/Clark Road diverging-diamond interchange construction project is underway. The roundabout currently under construction at the Dove/Proctor/Clark intersection will be one-lane which will become a problem once Clark Road is widened to 4-lanes at that location. A traffic light is scheduled for Ibis/Clark intersection in January 2022. Strazzera, a new Village Planned Development just south of Grand Palm on Ibis Street will be presented for final approval by the Board of County Commissioners on December 7, 2021. This development project is seeking approval to build up to 1,021 homes on 516-acres. Pat Neal's son, John, owns the development rights for this land.

#### New Business:

1. Saba Proposal: Recently, Mr. Bill Saba sent an offer to Peter Balint to purchase or lease 5-6 acres of Serenoa Lakes wetlands located in Tract 602 (wetlands west of Roebelenii). Mr. Saba needs a plot of land set aside as a Mitigation Easement and/or a Conservation Easement so he can develop a commercial property off of Clark Road. Peter Balint met with a commercial realtor and Mr. Saba to further discuss his proposal.

Respectfully submitted