

Minutes

SLCA Board of Directors Meeting, Wednesday, October 26, 2022

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

Peter called the meeting to order at 7:00 p.m.

1. Approval of June 22, 2022, BOD Meeting Minutes: Steve Lanser made a motion that the minutes be approved as submitted. Michelle Carpenter seconded the motion and it passed unanimously.
2. Treasurer's Report: As presented by Treasurer, Michelle Carpenter. Most homeowners have paid the fourth and final installment of the special assessment for the lakes project. The due date for this payment is October 31, 2022.
3. Landscape Committee Report: Susan Lanser sent in a report with the following information:
 - South Ibis Street parcel, near the Grand Park property line, was renovated. A new mulch bed was created achieving a finished and professional appearance.
 - On August 22nd, Susan Lanser met with a member of the ArtisTree Landscape Design Team to discuss the Landscape Committee's vision for an updated, clean, minimal design plan for our entrance area and outparcel locations. These design proposals will be included in the 2023 budget.
 - In addition to our annual November mulching schedule, we should consider Spring mulching as well. This added mulching will aid in keeping the Summer weeds under control.
4. Architectural Review Committee Report: Since the June 22, 2022 BOD meeting, the ARC received seven requests, and all were approved.
5. Social Committee Report: The December Holiday Party has been booked for December 4th at Heritage Oaks. The committee is planning to have a Ladies' Luncheon before the end of the year. We hope to have another Happy Hour in November.

6. 7430 Paurotis Ct. Property Status: A renter in Serenoa Lakes, Barry Spencer, approached the Board to purchase the Serenoa Lakes lien on this property. After consulting with our attorney, we agreed to sell our lien to him. Full payment has been received, so Barry is now taking foreclosure action to live there with his wife.
7. County Drainage Canal Cleanup: Steve Lanser reported that the County finally came out to treat the canal to kill the water lettuce and grasses that were clogging the flow of water. While the treatment helped, a lot of grasses remain in the canal south of Pindo Blvd. Follow-up action is underway with the County.
8. SWFWMD Inspection: A&M Engineering completed the required 5-year SWFWMD inspection and has submitted the paperwork to the County for certification.
9. Gate Committee Report: Peter Balint reported the following information:
 - Approximately 60 households have RFID stickers on their vehicles.
 - The backup batteries for all the gates have been replaced.
 - The battery for the UPS has been replaced for the security camera system.
 - The callbox keypad was replaced, as it was intermittently sticking.
 - A new callbox LCD screen has been ordered, as several pixels were not working.
10. Tree Trimming Report: Peter Balint reported that R.A.W. Tree Service removed all common area trees damaged by Hurricane Ian. We plan to have a Fall oak tree trimming schedule set up before the end of the year.
11. Marketing Committee Report: Nothing to report.
12. Update on Comcast Consultants: Dave Anderson reported that the consulting firm has not come up with any activities that would result in royalties being paid to Serenoa Lakes. This matter is closed.
13. Crosscreek Environmental: Steve Lanser reported the following information:
 - Due to Hurricane Ian, Crosscreek endured some setbacks. Material washed out in some areas and was deposited into the bottom of the South Lake. In areas where the sod did not have time to root, the sod was washed out along with the newly graded sand and soil. Crosscreek will excavate the material that washed into the lake, regrade and sod again.
 - Some of the drain catch basins between homeowners' properties were washed out or moved during the storm. Those will be reset, and the washed-out areas restored with backfill.
 - The installation of Geotubes on the North Lake is underway.

- Crosscreek will be meeting with some homeowners on South Lake to discuss their concerns about the shoreline slope.
14. Water Level Augmentation: The design plan created by Shawn Leins for review by the County has been submitted. Shawn spoke with the reviewer and our design project is next on his list to review.
 15. Approval of 7460 Paurotis Ct. Rental lease: Dave Anderson made a motion to approve a one-year rental lease on 7460 Paurotis Ct. Peter Balint seconded the motion and it passed unanimously.
 16. Hurricane Ian Clean Up: Dave Anderson reported that he has registered Serenoa Lakes with the County that authorizes FEMA contractors to access our private roads to remove large storm debris.
 17. 2023 Proposed Budget: Peter Balint compiled the input from Board members and committees to build the 2023 proposed budget. After a discussion, Peter Balint made a motion to approve the budget as presented. Dave Anderson seconded the motion and it passed unanimously
 18. Annual Homeowners Meeting: Peter Balint reported that he plans to hold the Annual Homeowners Meeting on or about December 7th. He will book the meeting facility to establish a firm date for the meeting.
 19. Damage to the Flagpole: Hurricane Ian bent one of our flagpoles in the entrance area. Peter Balint has asked Don McEvoy to evaluate the situation and report the options available to us for the repair/replacement/removal of the damaged flagpole.
 20. External Affairs: Dave Anderson is working on a detailed report covering the following topics:
 - I-75/Clark Road Interchange and Roundabouts
 - Traffic light at Ibis Street/Clark Road intersection
 - Grand Park
 - Strazzera Village Planned Development

He will send out his written report via an email blast to all residents, so they are aware of the latest information on these projects.

New Business: Peter Balint reported that he received an offer from Kevin McGrath to clean all the street light globes. Peter thanked him for the offer and permitted him to proceed.

Meeting adjourned at 8:09 p.m.

Respectfully submitted