

Minutes

SLCA Board Meeting, Wednesday, June 22, 2022

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

Guest: Stanley Dean

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

1. Approval of the minutes for April 27, 2022, BOD meeting, and June 1, 2022, Special HOA meeting: Peter Balint made a motion that the minutes for both meetings be approved as submitted. Steve Lanser seconded the motion and it passed unanimously.
2. Treasurers Report: As presented by Treasurer, Michelle Carpenter. Except for the abandoned property, all homeowners have paid the first two installments of the special assessment. The invoices for the third installment due on July 1, 2022, have been sent out.
3. Landscape Committee Report: The replacement of plants in the entrance area that were lost due to winter frost is almost completed. Our landscaping vendor will be raking and cleaning up our property near Grand Park. A new volunteer, Rose Marie Hodges, has joined the Landscape Committee.
4. Architectural Review Committee Report: Since the April BOD meeting, the ARC received two requests and both were approved.
5. Social Committee Report: The Happy Hour at Art Medici's home was a success with a fair amount of attendees. The December Holiday party has been booked for December 4th at Heritage Oaks. The Social Committee is trying to plan a Ladies Luncheon before the end of the year.
6. 7430 Paurotis Ct Property Status: The placement of a lien to protect the HOA's interests has been completed. We have received a copy of the homeowner's death certificate and sent a copy of it to the bank holding the mortgage hoping that they will initiate foreclosure action on this property.

7. County Drainage Canal Cleanup: Steve Lamsler reported that a formal request was submitted to the county several weeks ago. He will follow up with the county to see when they will be out to clear the drainage ditch.
8. SWFWMD Inspection: The required 5-year SWFWMD inspection is due to be completed by September 20, 2022. We have secured the services of AM Engineering to conduct the inspection.
9. Gate Committee Report: Peter Balint reported that the new RFID gate access system is working out well. Thanks to the combined efforts of Joe McCarthy and John Munroe, we have 71 percent of our residents' vehicles with the gate code stickers needed to use the RFID system. The callbox display was recently fixed and all the gate hinges were greased.
10. Tree Trimming Report: A total of 79 street oak trees were trimmed by R.A.W. Tree Service in late May. While they were here, they also removed one dead oak tree and one diseased palm tree. The roots of these trees will be ground after they have their equipment repaired.
11. Marketing Committee Report: Plans are underway to install a second little library in our community. It will be located near the entrance area inside the gates. Peter Balint will be speaking with the committee to see if any new members are needed to continue their work.
12. Securing SL Perimeter: This topic was tabled. No action will be taken until after our major lakes project is completed.
13. Update on Comcast Consultants: Dave Anderson reported that the consulting firm has not reported any new information on their study to possibly have a cell phone tower installed on Serenoa Lakes property located west of Roebelenii Ct. Dave will follow up with the company to get an update.
14. Crosscreek Environmental: Steve Lamsler reported that the installation of the first layer Geotube in the south lake is well underway. They have about 1,000 feet remaining to complete the first layer. Once that is completed, the second layer Geotube will be installed, followed by the placement of sod on top. Crosscreek projects that the south lake installation should be completed in early August. We will need homeowners' participation to adjust their irrigation heads to reach the new sod until it gets established.

15. Water Level Augmentation: Shawn Leins is working on the design plans for the water augmentation system and he hopes to submit them to the county next week for review/approval.
16. Board and Volunteer Assignments: Peter Balint announced that Steve Lanser will be replacing Jim DeNiro as a Board Vice President. Peter then welcomed Kelly Schou to the Board who will serve as our new Secretary.
17. External Affairs: Dave Anderson submitted 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
 - 3H Ranch 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: Nothing to report.

Meeting adjourned.

Respectfully submitted – Kelly Schou, Secretary, SLCA