

Minutes

SLCA BOARD MEETING 10/17/2020

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

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

1. Approval of September 16, 2020 minutes: Jim DeNiro made a motion that the minutes be accepted as written. Kevin McGrath seconded the motion and it passed unanimously.
2. Treasurer's Report: As presented. Our projected spending for the remainder of the year is within budget.
3. Landscape Committee Report: New plants have been planted on the front island. The remaining funds will be used for annual Holiday plants.
4. ARC Report: Since the last SLCA Board meeting, two requests were submitted and both were approved.
5. Social Committee Report: Halloween celebration rules will be emailed to all community members. The December Holiday party at Heritage Oaks has been canceled due to the COVID-19 pandemic.
6. Gate Committee Report: The committee is exploring options to change gate phone service to decrease costs.
7. Community tree trimming proposal: Many homeowners have already had their street oak trees trimmed to make them compliant with community standards. If this proposal is passed at the annual homeowners meeting in December, the tree service vendor will service all 400 street oak trees in Serenoa Lakes. He proposes to trim approximately 133 street oak trees per year
8. SLCA Marketing Committee Report: The committee is in the process of obtaining quotes to redo the front entrance. Benches have been ordered to be placed adjacent to the lakes on Pindo Blvd.

9. Securing Serenoa Lakes Perimeter: Because of ongoing area development, there is a continuing discussion about securing the perimeter of our community. To establish a clear understanding of our property boundary to identify utility easements, etc., an engineering firm has surveyed the area adjacent to Ibis Street. Discussions are ongoing on whether a fence, a wall, or dense vegetation/trees would be the best option to secure this area. On the south perimeter, plantings are being considered to create an adequate buffer.
10. Homeowner maintenance review: Two properties in the community have longstanding issues that need to be addressed. Peter Balint has made several attempts to communicate with one of the homeowners but has received no response. The owner of the second property passed away, so we will have to wait until the bank takes possession to get several maintenance issues addressed.
11. Budget for CY 2021: The proposed budget for 2021 will raise the annual dues to \$1382 from \$1348. There was a recommendation to raise the budget for attorneys fees to \$3000 from \$1500, Si McAninch moved to approved the proposed budget. Jim DeNiro seconded the motion and it passed unanimously.
12. Telecom Consultant Agreement: Jim DeNiro has been working to address this issue. There is an agreement in place signed by Cy Bispham but it was never conveyed to the HOA when we took possession. Efforts are underway to rework the existing agreement.
13. Report from Board Consultant: Dave Anderson reported that the grand opening for Grand Palm is scheduled for December 3, 2020. After completion of the interchange at I-75/Clark Road, there will be six lanes up to Hummingbird Lane. Also, east of Hummingbird, Clark Road will be widened to 4 lanes out to Lorraine Road.
14. 2020 Annual HOA Meeting: The annual meeting will be held in person at Serenoa Golf Club on Wednesday, December 9, 2020. CDC guidelines (wearing masks, 6 feet apart seating) will be used due to the ongoing COVID-19 pandemic.
15. Community Attorney: A motion was made to hire the same attorney that represents Serenoa, Chad McClenathan. It was seconded and passed unanimously.

New Business

1. Holiday decorations will be put up on Saturday, November 21st. This year's Food Drive will be monetary donations only.

Meeting adjourned at 8:25