

Minutes

SLCA BOARD MEETING January 27, 2022

Directors present: Peter Balint, Jim DeNiro, Michelle Carpenter, Kevin McGrath, Board Consultant Dave Anderson (via Zoom), Steve Lanser (Newly elected board member).

Guests: Stanley Dean, homeowner

Peter Balint called the meeting to order at 7:00 pm

1. Approval of minutes for 11/9/2021: Approved as presented by unanimous vote.
2. Treasurers Report: As presented by Treasurer, Michelle Carpenter.
3. Landscape Committee: Eileen McGrath resigned and Diane Dean joined the committee. They are at standstill with a new lawn and irrigation care company, Arbor Landscapes getting oriented. Nancy Hayes is the new Chair of this committee.
4. Architectural Review Committee: Since the November 9, 2021 Board meeting, 10 requests were processed and approved.
5. Social Committee: The Annual Adult Holiday Party will be held at Heritage Oaks in December 2022. Numerous residents requested it to be held there again because they did a very good job. Due to scheduling conflicts, the party will have to be held on a Sunday again.
6. 7430 Paurotis Ct Property Status: The bank's servicing company paid the property taxes on November 23, 2021. The process of placing a lien on this property is underway. This action will protect the Associations' interests in the event of a sale.
7. Canal Cleanup: Jim DeNiro will call the county for a meeting regarding the drainage canal that runs through the community. The county did an inadequate job and much growth remains which blocks the flow of water. The county cited issues with the manpower available due to COVID, but they need to return to complete the work.

8. SWFWMD Inspection: The required five-year inspection by SWFWMD is due in 2022. Arrangements have been made to have A&M Engineering do the inspection later this year for \$700.
9. Gate Committee: A new bar code system will be installed. All residents will be provided two bar code stickers for two vehicles. Additional stickers will be available for a nominal fee. The front gate interface device will be upgraded to comply with the 4G technology being deployed. The vendor will make this upgrade at no cost to us.
10. Marketing Committee: A aerial video of the community will be shot once the weather gets better. A discussion was held on whether to delay shooting the video until the lakes project is completed. This will avert marketing our community with eroded lake shorelines. A real estate marketing package will be created by Karie Backman, homeowner, and realtor.
11. Crosscreek Environmental: The contract has been signed. Our attorney reviewed it and added several stipulations, which all parties agreed to. We expect to pay the initial down payment of \$166,779 sometime in February. The total cost for this project is \$555,930. Once the down payment is made, a pre-construction meeting will be held to establish a work schedule. A construction oversight committee is being formed to oversee this project. Finally, a payment schedule has been established which coincides with the collection of the special assessment funds.
12. Water Augmentation Project: A meeting will be scheduled with Shawn Leins, who is heading up this project.
13. Maintenance Reviews: Steve Lanser and Marjorie Anderson will collaborate on the next round of six-month maintenance compliance reviews.
14. Update on Comcast Consultants: Dave Anderson reported that he spoke with the President of the consulting firm, as we had not received any feedback on their efforts to possibly receive a stipend from Comcast. Dave explained that the homeowners association never received a copy of the contract that the developer had signed in 1998. The consulting firm President agreed to have his attorney review the situation and report his findings to the Association.
15. Kevin McGrath submitted his resignation to the Board after eight years of service. The Board appointed Dave Anderson to serve the remainder of Kevin's term.

16. Saba Proposal: We have received no feedback on our counteroffer to Bill Saba's offer to purchase or lease 5-6 acres of Serenoa Lakes wetlands located in Tract 602 (located west of Roebelenii). It appears Mr. Saba may have moved on to other options.
17. Board Assignments: Peter Balint made a motion that he remains the President, that Dave Anderson and Jim DeNiro, as Vice Presidents, Steve Lanser, as the Secretary, and Michelle Carpenter, as the Treasurer. Deanna Huff was elected as the Assistant Treasurer, as a non-voting member at the December 2021 Annual HOA meeting. The Board unanimously approved the motion.
18. Report from Board Consultant-Dave Anderson:
 1. Grand Park Development: Dave Anderson reported Pat Neal plans to purchase the land owned by his son, Michael Neal, the Strazzera Village Development property, that the Board of County Commissioners approved on December 7th. He plans to incorporate this parcel, 426 acres, into Grand Park which will allow him to build up to 2,000 dwelling units in Grand Park.
 2. Hog Capture: Recently, 10 wild hogs were captured using traps set up by Grand Park, at no cost to Serenoa Lakes. They continue their trapping operations. Wild hog activity is still present in our community, but it has been greatly minimized.
 3. The Multi-Use Recreational Trail (MURT) from Grand Park to Hawkins Road is still in the design phase.
 4. Construction to eliminate the jog at the Ibis/Hawkins intersection is scheduled to begin in February 2022.
 5. New water main from Baxley Rd to Clark Rd has been installed. It will positively affect our community.
 6. The I-75/Clark Rd interchange project is well underway, with a projected completion date of early- to the mid-2023 timeframe.
 7. The traffic light at the Ibis/Clark intersection has been delayed. FPL is expected to install power lines for the light in February. After this work is completed, FDOT will install the light. FDOT projects two months to complete the project, so it will be at least April 2022 before we have a functioning traffic light.

8. Two one-lane roundabouts are under construction on Clark Rd. FDOT is constructing the one at the Clark/Proctor/Dove intersection, while Skye Ranch is building the one at the Clark/Lorraine intersection. The expected completion date for the Clark/Lorraine one is June 2022.

1. New Business:

- a. Serenoa Tract G Removal: Peter Balint received a request from Serenoa, which bought a 5-acre plot of land from the Serenoa Golf Course, to sign a legal document stating that Serenoa Lakes has no objection to having the Tract G designation removed on the purchased land. After consulting with our community attorney, Peter made a motion to agree to sign the document, and the motion passed unanimously.

Adjournment: 8:30 pm.

Respectfully submitted