

Minutes

SLCA BOARD MEETING 09/18/2019

Directors present: Dave Anderson, Michelle Carpenter, Si McAninch, Kevin McGrath, Peter Balint

Guests: Jim DeNiro, Michelle Steinbaum, and Richard Fischer

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

Prior to the start of the regular meeting, Richard Fischer gave a presentation to the Board. His client, William Saba, is planning to develop a tract that has wetlands on it, and he discussed wetland mitigation involving the Serenoa Lakes land behind the homes on Roebelenii Court. He drafted a proposal for the Board to consider. Dave Anderson suggested that he and Peter Balint review his proposal and report back to the Board.

1. Approval of June 19, 2019 minutes: Peter Balint 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. To date, we have encountered two unexpected expenses this year. A major repair on the south fountain was done for \$3530.87 and we spent \$2850.00 to have a new survey done to determine the exact location of the community's southern property line.
3. Approval of funding P.O. Box for Deanna Jared: Deanna's cost for her P.O. Box is \$78.00. Dave Anderson moved that SLCA pay half of this amount. Peter Balint seconded the motion and it passed unanimously.
4. Projected spending for remainder of CY 2019: Dave Anderson volunteered to project all remaining expenses for 2019 and present them at our October meeting.
5. Budget built for CY 2020: All Board members were asked to get written proposals from vendors, committees and volunteers for next year's budget. We need this input by mid-October.
6. Landscape Committee: The committee is purchasing plants to replace those in the center island. The committee is diligently working with Teal Lawn to ensure that trimming is done properly.

7. ARC Report: Since the last Board meeting on June 19, 2019, four ARC requests were processed and approved.
8. Social Committee: No report provided. However, there are several events planned and notices will be sent out.
9. Rebranding Task Force Update: To better market our community to outsiders, the SLCA website needs improving and updating.
10. Approval of lease for 7473 Roebelenii Ct: Dave Anderson moved that the lease agreement be approved. Peter Balint seconded the motion and it passed unanimously.
11. Complaint about 6768 Areca Blvd house: Si McAninch made a complaint about the deteriorating condition of this home. The owner is absentee. Si McAninch and Kevin McGrath will make an inspection and forward it to the Board.
12. Complaint about number sign 6852 Areca Blvd: Michelle Carpenter made a motion that the homeowner be contacted about changing their address sign that is on their tree. Kevin McGrath seconded the motion and it passed unanimously.
13. Replace red reflectors on emergency gates: A homeowner has requested these reflectors be removed and replaced with safety tape. Peter Balint volunteered to evaluate making this change and report back at our October meeting.
14. Repairs to south lake fountain: These repairs have been completed.
15. Backflow prevention certification: This service has been completed and notices to homeowners will go out. There were two failures.
16. CPA 2019-B: This county initiative regards the Lorraine Road/Dove/Clark Road area. The public will have an opportunity to be involved.
17. Serenoa Lakes property line: The survey is complete, and the Board is satisfied with the results.

New Business

1. The next meeting will be held October 23, 2019.

Meeting adjourned at 8:25

Respectfully submitted