

# SERENOA LAKES

RURAL HERITAGE ESTATES

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## Serenoa Lakes Community Association Minutes of Board of Directors Meeting

Date/Time: February 19, 2024, at 7:00 PM

Location: Dave & Marjorie Anderson residence, 7423 Paurotis Court, Sarasota, FL

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The meeting of the Members of Serenoa Lakes Community Association was held on the date and time noted above.

The following Serenoa Lakes Community Association Board Directors were present: Steve Lanser, Dave Anderson, Michelle Carpenter, Peter Balint, and Rene' North.

There were no owners in attendance.

**Call to Order and Roll Call:** Director Lanser, President, called the meeting to order at 7:01 PM; Director North called the role and established that a quorum was achieved with five board directors present.

**Proof of Notice:** The notice was posted at the entrance of Serenoa Lakes on February 17, 2024.

### **Approval of Meeting Minutes:**

*MOTION: Director Balint made a **motion** to approve the Board meeting minutes of November 1, 2023, as written. Director Lanser seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Carpenter], and the motion carried.*

*MOTION: Director Anderson made a **motion** to approve the meeting minutes of December 4, 2023, as written. Director Balint seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Carpenter], and the motion carried.*

### **Reports of Officers and Committees:**

a. **President's Report:**

*MOTION: Director Lanser made a **motion** to appoint Dave Anderson as the President of the Serenoa Lakes Community Association. Director Balint seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Carpenter], and the motion carried.*

*MOTION: Director Balint made a **motion** to appoint Steve Lanser as a Vice President of the Serenoa Lakes Community Association. Director Anderson seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Carpenter], and the motion carried.*

b. **Treasurer's Report:** Director Carpenter provided a written report which are attached to these official minutes.

### **Reports of Committees:**

- a. **Architectural Review Committee (ARC):** Chairperson Marjorie Anderson provided a written report which is attached to these official minutes.
- b. **Social Committee Report:** Nothing to report at this time.
- c. **Landscape Committee Report:** Director Lanser gave a verbal report for the Landscape Chairperson, Susan Lanser. The flowers under the signage at the entrance will be changed out in the near future. A request to add trees along Pindo Boulevard along the berm was made. It may be considered in 2025 as it is not budgeted for 2024.
- d. **Gate Committee Report:** Director Balint provided a written report which is attached to these official minutes.
- e. **Tree Trimming Report:** Director North reported 68 trees along Pindo were trimmed in January; 43 trees were trimmed along Spinosa and Ibis Street in February. With the remaining budget for 2024, we will hold off on

trimming any more trees until the Fall. A copy of the "Tree Zone" map attached.

- f. Sidewalk Committee Report: We have completed the sidewalk repairs for the year. A small area around Pindo/Areca (Lot #26) will be revamped soon.

**Unfinished Business:**

- a. Maintenance/Compliance Review: All owners were informed of violations over 90 days ago. Director North and Marjorie Anderson will re-inspect all houses for compliance with the C&R.
- b. Entrance Sidewalk Repair: Director Lanser reported that Sarasota County completed the repairs.
- c. Crosscreek Environmental: Director Balint reported that Crosscreek completed repairs.
- d. Water Level Augmentation System: Director Balint reported the water levels are all where they should be with the exception of the South Lake.
- e. South Ibis Street Sod: Director Anderson reported we will be replacing sod on the south end of Ibis Street now that the irrigation is repaired.
- f. Clean-up of County Canal Area: Director Lanser reported the canal was cleaned in December. It is scheduled to be cleaned again in June.
- g. Preserve Area Behind Lot #80: Director Balint reported that Andrea Lipstein from Sarasota County emailed confirming the preserve area behind lot #80 is now in compliance. She has given us permission to plant a border of wax myrtle shrubs. Director Balint will obtain a bid to install this hedgerow.
- h. South Lake Island: Director Balint consulted with UF/IFAS and resident Rene McCarthy to review the invasive vines growing on the South Lake island. It was decided to let nature take its course and leave the vines, as is.

**New Business:**

- a. Sidewalk repairs to Murphy and Hennick Properties: Director Balint reported that the damage from the sidewalk repairs for Murphy (lot #30) has been completed; the repair to the Hennick (lot #26) property will be done soon.
- b. *MOTION: Director Balint made a **motion** to update Vicki Goffinet's name to her legal name, Cathrine Goffinet. Director Lanser seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Carpenter], and the motion carried.*
- c. Director Certification Forms: Director North advised that we must sign the Director Certification form annually and post them on our web site. They must be retained by the Secretary for seven years. She will collect and post them.
- d. Future project discussion: None.

**Owner Comments/Questions:** None.

The next SCLA Board Meeting will be conducted in May.

**Adjournment:** There not being any other business to come before the Board and upon a motion duly made by Director Balint to adjourn, seconded by Director Lanser and unanimously carried, the President declared the meeting adjourned at 8:17 PM.

Respectfully submitted,  
René North, SCLA Secretary

**Attachments:**

Treasurer's Report  
ARC Report  
Gate Committee Report  
Preserve Area Report (lot #80)  
Tree Zone Map

## SLCA Treasurers Report February 19, 2024

| <u>Bank of America Accounts</u> | 11/1/23                 | 2/19/24                 | Change                  |
|---------------------------------|-------------------------|-------------------------|-------------------------|
| Checking (Operating Account)    | \$95,234                | \$155,262               | \$60, 028               |
| <b><u>Reserves</u></b>          |                         |                         |                         |
| Gate Reserves                   | \$11,910                | \$25,865                |                         |
| Gate Reserves (CD) #2880        | <u>\$15,092</u>         | <u>\$15,290</u>         |                         |
| <b>Total</b>                    | <b>\$27,002</b>         | <b>\$41,155</b>         | <b>\$14,153</b>         |
| Mailbox Reserves                | \$9,513                 | \$17,793.               |                         |
| Mailbox Reserves (CD) #2881     | <u>\$63,525</u>         | <u>\$64,383</u>         |                         |
| <b>Total</b>                    | <b>\$73,038</b>         | <b>\$82,176</b>         | <b>\$9,138</b>          |
| Paving Reserves                 | \$21,789                | \$40,189                |                         |
| Paving Reserves (CD) #2833      | <u>\$174,559</u>        | <u>176,933</u>          |                         |
| <b>Total</b>                    | <b>\$196,348</b>        | <b>217.122</b>          | <b>\$20,774</b>         |
| Restorative                     | <b>\$9,200</b>          | <b>\$18,400</b>         | <b>\$9,200</b>          |
| <b>Total reserves</b>           | <b><u>\$400,822</u></b> | <b><u>\$514,115</u></b> | <b><u>\$113,293</u></b> |



Business accounts<sup>a</sup>

|                                             |                           |
|---------------------------------------------|---------------------------|
| <a href="#">Gate Reserves - 8381</a>        | <b>\$25,865.01</b>        |
| <a href="#">Quick View</a>                  |                           |
| <a href="#">Mailbox Reserves - 6813</a>     | <b>\$17,792.85</b>        |
| <a href="#">Quick View</a>                  |                           |
| <a href="#">Operating Checking - 7688</a>   | <b>\$155,261.95</b>       |
| <a href="#">Quick View</a>                  | Your business card offer! |
| <a href="#">Paving Reserves - 6826</a>      | <b>\$40,188.99</b>        |
| <a href="#">Quick View</a>                  |                           |
| <a href="#">Restoration Reserves - 4992</a> | <b>\$18,400.00</b>        |
| <a href="#">Quick View</a>                  |                           |

# Welcome, MICHELLE

## Edward Jones Accounts

[Go to Accounts](#)

**Total Current Value**

**\$256,605.89**



Paving  
\*\*\*\*2833

Select

\$176,932.80



Gate  
\*\*\*\*2880

Select

\$15,290.12



Mailbox  
\*\*\*\*2881

Select

\$64,382.97

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Since your November 1, 2023 BOD meeting, the ARC received three requests, and all were approved:

|                            |                 |           |                                  |
|----------------------------|-----------------|-----------|----------------------------------|
| Leech, Tim & Elaine        | 6810 Areca Blvd | 12/2/2023 | Tile roof replacement            |
| Hodges, James & Rose Marie | 7428 Spinosa Ct | 1/19/2024 | Tile to shingle roof replacement |
| Schou, Steve & Kelly       | 6822 Areca Blvd | 1/19/2024 | Tile roof replacement            |

Marjorie Anderson

ARC Chair

## Gate Committee Report

1. Exit gate operators were replaced after parts for the existing (20 year old) operators were no longer available. The exit maglock had to be rewired do to broken wire in the gate. New gates also had a light beam sensor installed that will reverse the gates if the beam is broken by pedestrians, bicycles, animals etc. when they are closing. Required by current code.
2. Installed cost \$8,000.
3. New operators appear to open a little slower than the old ones. No adjustment is available to change the speed.
4. We have to build a retaining wall around three of the operators because the mulch has been built up around them. When it rains, water is getting into the electronics causing intermittent operation.

## Sidewalk Report

1. All sidewalks have been inspected and repaired. Some were ground and others replaced. Will review again in the fourth quarter.

## Preserve area behind lot #80

1. Area was inspected in February:

*Hello Peter,*

*Andrea called me today and the property is in compliance so legally everything is good. Homeowners are however complaining about the look and dead material. Andrea has given permission if we want to plant a border of wax myrtle shrubs to block view and prevent accidental mowing in the future. If you all would like I can do this service.*

*Otherwise with your current maintenance team and everything in compliance the project is complete and in maintenance phase.*

*Regards,*

*Prof. Sean Patton  
Stocking Savvy - Environmental Consulting*

2. Requested quote for shrub installation.

## Melba Watts request

1. After consultation with UF/IFAS and Rene McCarthy decision is to not do anything, let nature take its course.

# TREE TRIMMING ZONES

## SERENOA GOLF CLUB



Zone 3 —  
15-18

Zone 2—  
5-14, 33-37, 46-49

\*Zone  
15

Zone 1—Lake  
1-4

Zone 8 -  
74-92

Zone 4 —  
19-25,  
26-32

\*Zone 13

Zone 5—  
38-45

\*Zone  
12

\*Zone  
14

Zone 7—  
64-69

Zone 6—  
52-63

\*Street Zones:  
Zone 11: Ibis North - 16 oaks  
Zone 12: Ibis South - 16 oaks

Zone 13: Entrance area (xx oaks, xx palm trees)  
Zone 14: Pindo north and south - 68 oaks  
Zone 15: Areca #4/gate to Serenoa, #5, #50, #51

