

SERENOA LAKES

RURAL HERITAGE ESTATES

Serenoa Lakes Community Association Minutes of Board of Directors Meeting

Date/Time: May 28, 2024, at 7:00 PM

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

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 René North.

Owners in attendance: Bert Greene.

Call to Order and Roll Call: Director North, Secretary, called the meeting to order at 7:03 PM; she called the roll 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 May 26, 2024, with agenda.

Approval of Meeting Minutes:

*MOTION: Director Balint made a **motion** to approve the Board meeting minutes of February 19, 2024, as written. Director Anderson seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Carpenter], and the motion carried.*

Reports of Officers and Committees:

- a. **Treasurer's Report:** Director Carpenter provided a written report which is 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:** Director Anderson reported that a happy hour is being planned, details will be sent soon.
- c. **Landscape Committee Report:** Director Lanser gave a verbal report for the Landscape Chairperson, Susan Lanser. Front entrance plans include replacing dead plants and the silver buttonwood trees. The bushes planted on top of the berm on the east end of Pindo Boulevard are not doing well due to lack of water. This irrigation is controlled by our neighbors at Grand Park; Director Lanser will contact the community manager to discuss.
- d. **Gate Committee Report:** Director Balint provided a written report which is attached to these official minutes.
- e. **Tree Trimming Report:** Director North there has been no activity since the last meeting.
- f. **Sidewalk Committee Report:** Director Balint stated there is no new information to report.

Unfinished Business:

- a. **Maintenance/Compliance Review:** Director Anderson has emailed those owners in violation of the Covenants and Restrictions. We will continue to inspect every six months.
- b. **Entrance Sidewalk Repair:** No longer an issue.
- c. **Crosscreek Environmental:** Nothing to report from this vendor.
- d. **Water Level Augmentation System:** Director Balint reported the water levels continue to be at the proper level with the exception of the South Lake.
- e. **Clean-up of County Canal Area:** Director Lanser will contact the county to clean the canal again in June.

- f. Preserve Area Behind Lot #80: Director Balint reported the county rep reviewed the area and said it was growing properly. Director Lanser will take over this issue going forward.
- g. Preserve Retention Pond on south Side of Pindo: Director Anderson reported an owner requested the Board clean up the retention pond across the street from the south end of Areca. This area retains water after heavy rains and is protected by Sarasota County. We will leave the area as is.

New Business:

- a. Future Project Discussion:
 - a. Trees on Pindo: An owner requested we add trees along the east end of Piindo (11 total). This project could cost approximately \$20K between landscaping material and irrigation and is a material change to the common area. All owners must vote on this change. It will be added to the Annual Meeting agenda for consideration.
 - b. Second Well for South Lake: Because the South Lake water level cannot be retained with one well, a second well was suggested to be installed. This will cost in excess of \$50K. We will table this discussion until after the final permits are obtained.
 - c. Director Carpenter is resigning as Treasurer after being on the SLCA Board since 2016. Director Anderson will search for replacement. Many thanks to Director Carpenter for her many years of hard work and dedication to our community.
- b. Fountain Request: In June of 2023, a resident of Serenoa Lakes asked if he could add a fountain to the northern lake at his own expense. It was approved at that time. After further investigation and consultation with our attorney, this is a material change to the common area and must be approved by Southwest Florida Water Management District (SWFWMD), as well as the majority of the owners in Serenoa Lakes.
*MOTION: Director Balint made a **motion** to rescind the Motion of June 12, 2023, approving the addition of a fountain in the northern lake. Director Lanser seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Carpenter], and the motion carried.*
- c. Fishing passes: Director Balint advised that he personally delivered 40 passes to new residents and those who requested them. If an owner needs a pass, contact Director Anderson to coordinate delivery.
- d. Fishing Enforcement Team: All were reminded to contact Director Anderson if you see someone fishing in any of our lakes. While owners are allowed to use a kayak or non-motorized boat, guests may not. If someone does not have a fishing pass, they are asked to leave. If the fisherman does not leave, the Sheriff's Department is contacted. Currently, our enforcement team consists of: Scotty Gresham, Mike Backman, Steve Lanser, and Peter Balint.

Owner Comments/Questions: The residents of Bert Greene's home requesting adding more fencing around the lake near the entrance and a lock for the pedestrian gate. Adding a lock to the pedestrian gate will be considered; adding fencing is a material change to the common area and will be added to the agenda for the Annual Meeting for the owners to vote on.

Date of Next Board Meeting: The next SCLA Board Meeting will be conducted in September.

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 Carpenter and unanimously carried, the Secretary declared the meeting adjourned at 8:13 PM.

Respectfully submitted,
René North, SCLA Secretary

Attachments:

Treasurer's Report
ARC Report
Gate Committee Report

SLCA Treasurers Report May 28, 2024

<u>Bank of America accounts:</u>	<u>2/19/24</u>	<u>5/28/24</u>	<u>Change</u>
Checking (Operating Account)	\$155,262	\$101,738	(\$53,524)
 <u>Reserves</u>			
Assessment Reserves	\$0.00	\$30,499	\$30,499
Major Expense Reserves	\$25,865	\$10,366	(\$15,499)
Major Expense Reserves (CD) #2880	<u>\$15,290</u>	<u>\$15,440</u>	<u>\$ 150</u>
Total	\$41,155	\$25,806	(\$15,349)
Mailbox Reserves	\$17,793	\$18,035	\$ 242
Mailbox Reserves (CD) #2881	<u>\$64,383</u>	<u>\$65,030</u>	<u>\$ 647</u>
Total	\$82,176	\$83,065	\$ 889
Paving Reserves	\$ 40,189	\$ 40,841	\$ 652
Paving Reserves (CD) #2833	<u>\$176,933</u>	<u>\$178,721</u>	<u>\$ 1,788</u>
Total	\$217,122	\$219,562	\$ 2,440
Restorative Reserves	\$ 18,400	\$ 18,430	\$ 30
Total Funds	\$ 514,115	\$479,100	(\$ 35,015)

Business accounts

<u>Assessment Reserves - 6836</u>	\$30,499.00
<u>Mailbox Reserves - 6813</u>	\$18,034.85
<u>Major Reserves - 8381</u>	\$10,366.01
<u>Operating Checking - 7688</u>	\$101,738.26
<u>Paving Reserves - 6826</u>	\$40,840.99
<u>Restoration Reserves - 4992</u>	\$18,430.00

Note: The Gate Reserves account name was changed to Major Expenses Reserves to reflect its true purpose.

Edward Jones Accounts

[Go to Accounts](#)

Total Current Value

\$259,191.48



Paving
****2833

Select

\$178,721.01



Gate
****2880

Select

\$15,440.42



Mailbox
****2881

Select

\$65,030.05

Since your February 19, 2024 BOD meeting, the ARC received 10 requests, and all were approved:

Spencer, David & Tracy	6853 Areca Blvd	3/25/2024	Repaint front doors
Zerega, Chris & Jodie	6823 Areca Blvd	3/9/2024	Vinyl fencing around pool equipment
Lanser, Steven & Susan	6799 Areca Blvd	4/4/2024	Repaint front doors
Fadell, Ronald & Huda	6858 Areca Blvd	4/19/2024	Pavers on driveway
Kibel, Blasé & Erica	7472 Paurotis Ct	5/26/2024	Repaint front doors
North, Gary & Rene'	7455 Roebelenii Ct	5/11/2024	Tile roof replacement
McEvoy, Donald & Kathleen	7437 Roebelenii Ct	5/6/2024	Front doors replacement
Koltun, Arkady & Natalie	7466 Roebelenii Ct	5/25/2024	Tile to shingle roof replacement
Hodas, Luke & Cynthia	7474 Roebelenii Ct	4/13/2024	Tile roof replacement
Di Pardo, Santiago & Florencia Giavedoni	7473 Roebelenii Ct	4/30/2024	Tile roof replacement

Marjorie Anderson

ARC Chair

5.28.2024 by Peter Balint

Gate Committee Report

1. Both entry gate operators were replaced as they were acting up. We now have all new gate operators.
2. Exit gate operator boards were burned out by a power surge. Replaced under warranty. Advised to add surge protectors for all operators which was done.
3. Exit loop had to be returned to the "old" loop as trucks with trailers were affecting gate opening.
4. Added signs to exit gate approach indicating where cars need to stop to operate the gates.
5. Working on issues to fine tune exit gate operation.

Sidewalk Committee Report

1. No activity

Fishing passes

1. Fishing passes were produced and handed out to residents that were new since the last distribution of passes.