

SERENOA LAKES

RURAL HERITAGE ESTATES

Serenoa Lakes Community Association Minutes of the Annual Homeowners Meeting

Date/Time: December 4, 2024, at 7:00 PM

Location: Serenoa Golf Club Restaurant, 6773 Serenoa Drive, 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: Dave Anderson, Peter Balint, René North, and Maria Theoharides.

We welcome the new owners and tenants to our community:

- John and Lisa Atanassov
- Steve and Sherry Breitman
- Ralph King and Donna Hume
- Michael and Haylee Lindenau
- Barry and Barbara Spencer
- William Bennett (tenant)
- Eric and Rob Lankin (tenant)
- James Franco (tenant)

Call to Order and Roll Call: Director North, Secretary, called the meeting to order at 7:03 PM; homeowner Kindel Gresham confirmed that a quorum was achieved with 23 owners present and 30 proxies submitted.

Proof of Notice: The notice was sent to all owners on November 18, 2024, and posted at the entrance of Serenoa Lakes on December 2, 2024, with agenda.

Approval of Meeting Minutes: *Tony Dicerbo made a **motion** to approve the Board meeting minutes of December 6, 2022, as written. Joe McCarthy seconded the motion. It was approved unanimously, and the motion carried.*

Reports of Officers and Committees:

- a. **2024 Maintenance, repairs, additions:** The common area palms and oak trees were trimmed, fresh mulch was installed in the common areas, sidewalks and road gutters will be cleaned this month, the gate system was repaired and renovated, the irrigation system in the common areas repaired, and the fountain lights will be replaced.
- b. **Compliance Team:** Owners Marjorie Anderson (ARC) and René North (BOD) inspect the exterior maintenance of each house at least twice a year. Inspections include reviewing each house's: landscaping, roof cleanliness, lamppost lights functioning, mailbox assembly and lamppost paint condition, house and trim paint condition, and confirm the tree limbs of the street oaks are high enough over the sidewalks and roadways.

Reviews are typically completed in April and October. A follow-up review is conducted 60 days after owners are notified of infraction. The most repetitive issue is light bulbs not working in lampposts.

- c. **Architectural Review Committee:** Committee Chair, Marjorie Anderson, reported that 25 requests were approved in the past 12 months. A reminder to submit forms to her at mha7423@gmail.com. A copy of the ARC form is available from the web site, or she will send it to you upon request.

- d. Landscape Committee: René North reported for Committee Chair, Diane Dean: the front entrance is in year three of the Master Landscaping Plan as since our 20-year-old landscaping is at the end of its life.
- e. Tree Inventory Report: René North reported that a tree inventory was completed in 2023. Most lots no longer conform with the existing covenants created more than 23 years ago. An updated covenant will be proposed that reflects our mature community soon for owners to approve. Reminder: If a street oak on your property was removed or fell from a storm, it is each owner's responsibility to replace it per the governing docs.
- f. Social Committee: René North reported for Committee Chair, Carolyn Mack. Multiple social events took place throughout the year. Remember to sign up for the upcoming holiday dinner at Heritage Oaks on December 13 and the ladies' luncheon on December 19.
- g. Gate Committee: Peter Balint reported he continues to complete routine maintenance on the gates, replaced four gate operators, installed required signage, and processed tag requests.
- h. Water Augmentation System: René North reported for volunteer Shawn Leins. He continues working with consultant to get proper SWFMD well permits, established proper float heights for each well, and repairing electrical issues caused by hurricanes.
- i. Treasurer's Report: Treasurer Maria Theoharides provided a verbal report on the status of the Serenoa Lakes financials. A copy of the approved 2025 budget is attached to these official minutes.

Thanks to all the volunteers in our community for their time and effort.

Appointment by Chairman of inspectors for Election: Not necessary.

Election of Directors for two-year terms: After asking homeowners for volunteers to join the SLCA Board of directors, no one volunteered.

A **motion** was made by René North and seconded by Joe McCarthy to appoint the following owners to the SLCA for a two-year term: Dave Anderson, Peter Balint, and Maria Theoharides. It was approved unanimously, and the motion carried.

A **motion** was made by René North and seconded by Peter Balint to appoint Catherine (Vicki) Goffinet as a non-voting member to the SLCA Board for a one-year term. It was approved unanimously, and the motion carried.

Unfinished Business: None.

New Business:

1. Governing Doc update: Dave Anderson will spearhead updating the governing docs. He will work with our community attorney and present the final draft to the owners for review/approval.
2. Preserve Area – Tract 703: Peter Balint presented video he took with his drone of the South Lake Preserve area (Tract 703, copy attached). The video showed the impact of: Hurricane Debby in August 2024, Hurricane Helene in September 2024, and Hurricane Milton in October 2024. Peter suggested a volunteer committee investigate options on how to restore this area and report to the SLCA Board the options, if any, of Tract 703 displayed on the video. The report should include any initial and future costs. Anyone interested in participating in this volunteer committee, please advise our President, Dave Anderson (SLCAPres@gmail.com).

Owner Comments/Questions:

- ⇒ Joe McCarthy requested more attention be paid to the lights of the entrance signage and volunteered to work with Peter Balint to repair them.
- ⇒ Joe McCarthy questioned whether the well pump used for irrigation could be used on the lake levels. Joe volunteered to assist Steve Lanser, Peter Balint, and Shawn Leins investigate this.

- ⇒ Don McEvoy voiced concern about debris in the southern part of the property in the canal that runs parallel with Areca Boulevard. This is a County canal along Tract 501; the Board calls them at least twice a year to clean the canal.
- ⇒ Greg Cooney suggested we modify minimum tree requirements in the governing docs.
- ⇒ Rosemary Hodges questioned why there are stakes behind her house. Peter Balint explained that a survey was completed to mark the lot lines of the Tract 702 Preserve area, copy attached. He reminded owners that all the Preserve areas are owned by the community; however, Sarasota County has strict rules on what can be done to these areas, and all owners should leave these areas alone. As documented on our community plat and in our governing docs: *“(5) There shall be no excavating, filling, removing of vegetation (trees and understory plants) or storing of materials within the designated preservation areas (Tracts 700 – 709) unless authorized by the Sarasota County Natural Sciences Division.”* We do not want to maintain the Preserves; we are not required to do so. However, once a Preserve is encroached, the HOA is obligated to continue to perform regular maintenance in the area. We owners now have to pay quarterly to maintain Tract 702.

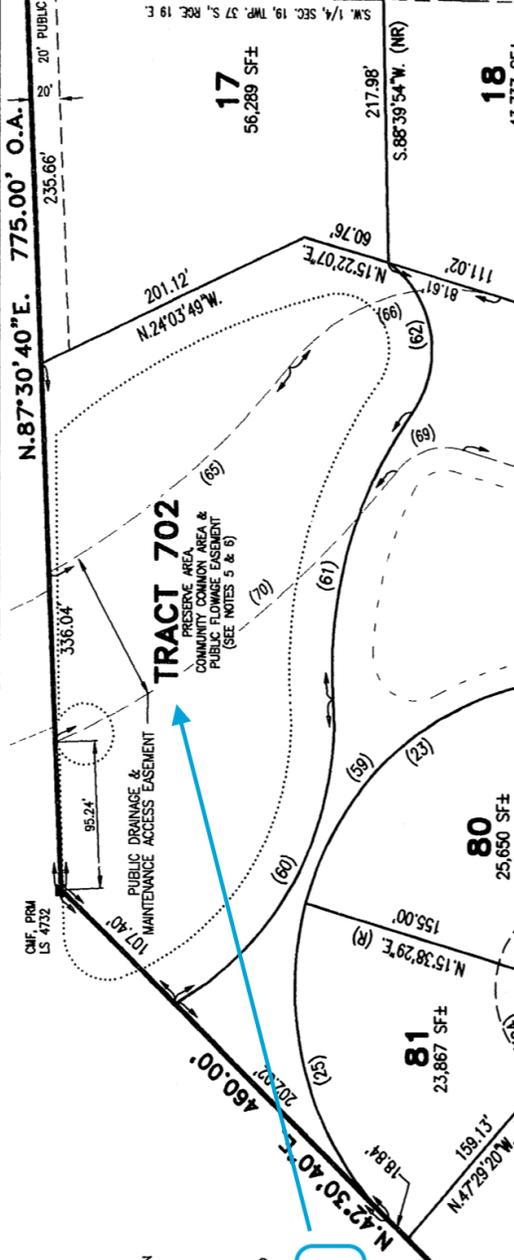
Adjournment: There not being any other business to come before the Board and upon a motion duly made by Peter Balint to adjourn, seconded by Joe McCarthy and unanimously carried, the Secretary declared the meeting adjourned at 8:13 PM.

Respectfully submitted,
René North, SCLA Secretary

Attachments: Approved 2025 SLCA Budget
Tract 702
Tract 703

Approved 12.3.24

Acct #	Budget Line Item	2024 Budget	2025 Budget
7001	Electric	\$ 8,000	\$ 8,000
7003	Telephone	\$ 700	\$ 650
7004	Entry Way Flags	\$ 128	\$ 150
7005	Gate Maintenance & Repair	\$ 1,000	\$ 1,500
7010	Guard House Maintenance & Repair	\$ 250	\$ 320
7011	Guard House Pest Control	\$ 240	\$ 300
7012	Lighting Maintenance/Street Lights	\$ 1,000	\$ 1,600
7013	New Common Area Plants	\$ 10,700	\$ 2,500
7015	Seasonal Decorations	\$ 500	\$ 500
7016	Entry Way Enhancement	\$ 7,500	\$ 2,000
7020	Security Camera System Maint./Additions	\$ 400	\$ 500
	<u>Common Area Maintenance</u>		
7032	Fertilizing	\$ 6,250	\$ 6,250
7035	Irrigation System Maintenance & Repair	\$ 7,000	\$ 2,000
7041	Sidewalk/Curb/Gutter Cleaning	\$ 4,000	\$ 4,000
7043	Sidewalk Repair & Maintenance	\$ 5,000	\$ 5,000
7044	Mowing -Wetlands/Outparcel	\$ 10,260	\$ 10,800
7045	Mowing -Common Area	\$ 23,100	\$ 25,800
7046	Mulch	\$ 7,080	\$ 8,100
7047	Tree Trimming	\$ 13,000	\$ 15,000
7049	Backflow Preventer Testing	\$ -	\$ -
7052	Lake Water Quality/Plant Control	\$ 6,000	\$ 6,000
7057	Lake Fountain Maintenance Contract/Repair	\$ -	\$ -
7059	Lake Plants and Fish	\$ -	\$ -
7060	Water Augmentation Fees	\$ -	\$ -
	<u>Professional</u>		
8000	Other Professional	\$ -	\$ -
8052	Accounting Services	\$ 6,000	\$ 5,000
8058	Bank Fees	\$ -	\$ -
8075	Insurance	\$ 5,500	\$ 5,000
8085	Legal	\$ 4,000	\$ 7,000
8095	Office Supplies	\$ 250	\$ 250
8098	Tax Preparation	\$ 170	\$ 250
8099	Taxes	\$ 100	\$ 3,500
8100	Printing - Meeting & Functions	\$ 250	\$ 250
8110	Filing Fees/Annual Report	\$ 90	\$ 150
8150	Website	\$ 500	\$ 250
	<u>Other Expenses</u>		
9003	Social Expenses	\$ 3,500	\$ 3,500
9020	Upkeep of Preserve Area Roebelenii Ct	\$ 2,500	\$ 2,500
9015	Wild Hog Control	\$ 3,000	\$ 3,000
9010	Contingency	\$ 5,000	\$ 5,000
9001	Upkeep of Foreclosed Properties	\$ -	\$ -
9050	Storage Facility SLCA Records & Equipment	\$ -	\$ -
	Total Operating Budget	\$ 142,968	\$ 136,620
1040	Paving Reserve	\$ 18,400	\$ 23,000
1030	Major Expenses	\$ 18,400	\$ 18,400
1060	Mailbox/Lamppost Reserve	\$ 8,280	\$ 4,600
1070	Restorative Reserve	\$ 9,200	\$ 9,200
1090	Special Assessment	\$ 36,364	\$ -
	Total Reserves Funds	\$ 54,280	\$ 55,200
	Total Operating and Reserves Funds	\$ 197,248	\$ 191,820
	Assessment per Household	\$ 2,144	\$ 2,085



NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.00°03'07"W. FOR THE EASTERLY LINE OF SECTION 19.
2. ELEVATIONS SHOWN HEREON ARE BASED ON SARASOTA COUNTY BENCH MARK 288-D BEING A SQUARE CUT IN THE BACK OF CURB LOCATED NEAR THE N.W. CORNER OF LOT 92, SERENOA, PHASE III WITH A PUBLISHED ELEVATION OF 24.06 FEET.
3. UNLESS OTHERWISE INDICATED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE, FIFTEEN (15) FEET IN WIDTH ALONG EACH FRONT LOT LINE AND EIGHT (8) FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING AND MAINTAINING UNDERGROUND UTILITIES AND DRAINAGE SERVING THE SUBDIVISION. ALL PLATED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. WHERE AN AREA GREATER THAN ONE (1) LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.
4. TRACTS 500-503 AND 700-709 ARE RESERVED AS PUBLIC FLOWAGE EASEMENTS BUT SHALL BE MAINTAINED AS COMMUNITY COMMON AREAS BY THE OWNERS OF COMMITTED PROPERTY IN SERENOA LAKES AS DEFINED IN THE COMMUNITY DECLARATION REFERRED TO HEREON.
5. THERE SHALL BE NO EXCAVATING, FILLING, REMOVING OF VEGETATION (TREES AND UNDERSTORY PLANTS) OR STORING OF MATERIALS WITHIN THE DESIGNATED PRESERVATION AREAS (TRACTS 700-709) UNLESS AUTHORIZED BY THE SARASOTA COUNTY NATURAL SCIENCES DIVISION.
6. TRACT 200 IS DESIGNATED PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT.
7. STRADDLE POINTS HAVE BEEN SET IN MANHOLE RIMS WHERE PERMANENT CONTROL POINTS (PCP'S) FALL IN MANHOLE LIDS.

TRACT "H"
SERENOA
PLAT BOOK 34, PAGES 40, 40A-40N

