

SERENOA LAKES

RURAL HERITAGE ESTATES

Serenoa Lakes Community Association

Minutes of Board of Directors Meeting

Date/Time: September 17, 2025, 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: VP Steve Lanser, President Dave Anderson, VP Peter Balint, and Secretary René North. Treasurer Maria Theoharides was absent.

Owner in attendance: Marjorie Anderson

Call to Order and Roll Call: Director North, Secretary, called the meeting to order at 7:03 PM; she called the role and established that a quorum was achieved with four board directors present.

Proof of Notice: The notice was posted at the entrance of Serenoa Lakes on September 15, 2025, with agenda.

Approval of Meeting Minutes: Director Balint made a ***motion*** to approve the Board meeting minutes of May 28, 2025, as written. Director Lanser seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North], and the motion carried.

Reports of Officers and Committees:

- **Treasurer's Report:** Director Theoharides' written report is attached to these official minutes. Director Anderson reported we incurred multiple, unbudgeted major expenses this year. He requested no projects be completed unless they are an emergency.

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: No report given.
- c. Landscape Committee Report: Director Lanser gave a verbal report. We will reach out to the community to ask for volunteers to plant the holiday flowers in front of the entrance signs walls to save money. Director Anderson requested we identify a new commercial mowing company for the grounds.
- d. Gate Committee Report: Director Balint advised that the modem board that controls the gate was struck by lightning, had to be replaced for \$1,300. It is now operational.
- e. Sidewalk Committee Report: Director Balint written report attached. He advised he obtained two estimates to replace multiple sections of the sidewalk in front of our community on the north side of the entrance. They are a safety hazard and are scheduled to be replaced in November.

Unfinished Business:

- a. Community Directory: Director North has been updating the directory. She is hoping to have it completely updated by the end of the month. Resident Karie Backman has agreed to sponsor this document and will distribute them to all residents.
- b. Water Use Permit: Director Anderson reported he continues to work with SWFWMD to obtain permit approval for the four wells; he would like Director Lanser to investigate using solar for

- each. Director Lanser reported the old irrigation well near the entrance is no longer in service; he will obtain bids to decommission it.
- c. SLCA Governing Documents: Dave reported he has given the attorney a list of the recommended updates. She advised she will have the first draft completed by the end of September for review.
- d. Securing the Community Perimeter (report attached):
- i. Pindo Berm: Grand Park has finished the project of irrigating, mulching, and replacement of plants on the berm.
 - ii. Entrance area: Pitch apple plantings south of the entrance wall to the wetland is complete.
 - iii. Pedestrian Gate Lock: A new pedestrian electronic gate lock was installed. This system is linked to our front gate system to deter people from just walking onto our property. An email will be sent to all owners how to use the gates soon.

New Business:

- a. C&R Violations: Lot 59 is no longer in violation. Lot 37 has attempted to resolve their issues; Peter and Rene will meet with the owner in person to discuss what still needs to be completed.
- b. Preserve Tract Area 702 (Behind Lots #17 and #80): A professional restoration plan for Tract 702 was obtained by Eco-Logic Services. A proposal from this company is also attached that meet specifications of the Grades and Standards for Nursery Plants published by the Florida Department of Agriculture and Consumer Services Division of Plant Industry.
- The detailed expense list for restoration is documented on Page 4 of the proposal. After the area is restored to Sarasota County's standards, we will have to pay for annual monitoring and reporting fee of \$1,075.
- c. Tree Limbs and Debris in Lakes: We are waiting on a bid from Trevor to bid on removing the tree limbs and debris from the lakes.
- d. Future Project Discussion: None.

Owner Comments/Questions: None.

Date of next Board Meeting: The next Board of Director's meeting is to be determined. The Annual Meeting date will be scheduled for *December 3*, 2025, at 7 PM in Serenoa Golf Club, 6773 Serenoa Drive, Sarasota.

Adjournment: There not being any other business to come before the Board and upon a motion duly made by Director North to adjourn, seconded by Director Balint and unanimously carried, the Secretary declared the meeting adjourned at 8:39 PM.

Respectfully submitted,
René North, SCLA Secretary

Attachments:

Treasurer's Report
ARC Report
Peter Balint Report
Tract 702 –
C&R "Easements and Environmental Provisions" excerpt
Restoration Plan
Restoration Proposal

SLCA Treasurer's Report September 17, 2025

<u>Operating Account</u>	<u>2/25/2025</u>	<u>5/28/2025</u>	<u>9/17/2025</u>	<u>Change</u>
Checking - BOA Acct #7688	\$ 134,300	\$ 85,681	\$ 54,353	\$ (31,328)
<u>Reserves</u>				
Assessment Reserves BOA - Acct #6836	27,669	21,437	16,365	\$ (5,073)
Major Expense Reserves - BOA Acct #8381	\$ 22,450	\$ 22,450	\$ 6,519	\$ (15,931.00)
Major Expense Reserves EJ Acct #2880	\$ 15,503	\$ 15,491	\$ 16,249	\$ 758
Total Major Expense Reserves	\$ 37,953	\$ 37,941	\$ 22,768	\$ (15,173)
Mailbox Reserves - BOA Acct #6813	\$ 8,578	\$ 3,578	\$ 3,578	\$ -
Mailbox Reserves EJ Acct #2881	\$ 82,271	\$ 87,375	\$ 87,648	\$ 273
Total Mailbox Reserves	\$ 90,849	\$ 90,953	\$ 91,226	\$ 273
Paving Reserves - BOA Acct #6826	\$ 31,331	\$ 8,331	\$ 8,331	\$ -
Paving Reserves EJ Acct #2833	\$ 214,404	\$ 237,192	\$ 247,942	\$ 10,750
Total Paving Reserves	\$ 245,735	\$ 245,523	\$ 256,273	\$ 10,750
Restorative Reserves - BOA Acct #4992	\$ 19,432	\$ 19,432	\$ 19,432	\$ -
Total Reserves	\$ 421,637	\$ 415,285	\$ 406,063	\$ (9,223)
Bank of America	\$ 243,760	\$ 160,909	\$ 108,577	\$ (52,332)
Total Edward Jones	\$ 312,178	\$ 340,058	\$ 351,838	\$ 11,781
Total Funds	\$ 555,938	\$ 500,966	\$ 460,416	\$ (40,551)

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

Serenoa Lakes Community Association, Inc.

Profit and Loss

August 2025

	TOTAL	
	AUG 2025	JAN - AUG, 2025 (YTD)
Income		
6001 Maintenance Fee Income	11,385.00	93,325.00
6008 Entry Gate Remote Income		140.00
6015 Late Fee Income		25.00
Total Income	\$11,385.00	\$93,490.00
GROSS PROFIT	\$11,385.00	\$93,490.00
Expenses		
7000 ENTRY AREA		
7001 Electric	1,537.99	15,189.81
7003 Telephone	43.95	427.60
7005 Gate Area Maintenance		49.12
7012 Lighting Maint Gate/Streets		59.20
7013 New Plants/Labor		1,370.00
7015 Seasonal Plants/Decorations		14.00
7016 Entry Way Enhancement	1,125.00	4,444.94
Total 7000 ENTRY AREA	2,706.94	21,554.67
7030 COMMON AREA MAINTENANCE		
7031 Grounds Maintenance		
7032 Fertilization		6,249.00
7035 Irrigation Service & Repair		1,815.00
7044 Mowing -Wetland/Extended Servic		4,845.00
7045 Mowing -Common Areas		15,050.00
7047 Tree Trimming		13,280.00
Total 7031 Grounds Maintenance		41,239.00
7050 Lake Maintenance		
7052 Lake Quality & Plant Control	535.00	4,215.00
Total 7050 Lake Maintenance	535.00	4,215.00
Total 7030 COMMON AREA MAINTENANCE	535.00	45,454.00
8000 PROFESSIONAL		
8052 Accounting & Supplies	600.00	3,971.25
8075 Insurance	4,841.46	4,841.46
8085 Legal		4,000.00
8098 Tax preparation		195.00
Total 8000 PROFESSIONAL	5,441.46	13,007.71
9000 OTHER INCOME & EXPENSES		
9003 Social Function Expenses		1,015.00
9010 Contingencies		39.71

Serenoa Lakes Community Association, Inc.

Profit and Loss

August 2025

		TOTAL	
		AUG 2025	JAN - AUG, 2025 (YTD)
9020 Upkeep of Preserve Area Roeb Ct		440.00	910.00
Total 9000 OTHER INCOME & EXPENSES		440.00	1,964.71
Total Expenses		\$9,123.40	\$81,981.09
NET OPERATING INCOME		\$2,261.60	\$11,508.91
NET INCOME		\$2,261.60	\$11,508.91

Serenoa Lakes Community Association, Inc.

Budget vs. Actuals: FY_2025 - FY25 P&L

January - August, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
6001 Maintenance Fee Income	93,325.00	127,880.00	-34,555.00	72.98 %
6008 Entry Gate Remote Income	140.00		140.00	
Unapplied Cash Payment Income	0.00		0.00	
Total Income	\$93,465.00	\$127,880.00	\$ -34,415.00	73.09 %
GROSS PROFIT	\$93,465.00	\$127,880.00	\$ -34,415.00	73.09 %
Expenses				
7000 ENTRY AREA				
7001 Electric	15,189.81	5,333.36	9,856.45	284.81 %
7003 Telephone	427.60	433.36	-5.76	98.67 %
7004 Entry Way Flags		100.00	-100.00	
7005 Gate Area Maintenance	49.12	1,000.00	-950.88	4.91 %
7010 Guard House Maintenance		213.32	-213.32	
7011 Guard House Pest Control		200.00	-200.00	
7012 Lighting Maint Gate/Streets	1,707.00	1,066.68	640.32	160.03 %
7013 New Plants/Labor	4,370.00	1,666.68	2,703.32	262.20 %
7015 Seasonal Plants/Decorations	14.00	333.32	-319.32	4.20 %
7016 Entry Way Enhancement	4,444.94	1,333.32	3,111.62	333.37 %
7020 Security System Maintenance		333.32	-333.32	
Total 7000 ENTRY AREA	26,202.47	12,013.36	14,189.11	218.11 %
7030 COMMON AREA MAINTENANCE				
7031 Grounds Maintenance				
7032 Fertilization	6,249.00	4,166.68	2,082.32	149.98 %
7035 Irrigation Service & Repair	1,815.00	1,333.32	481.68	136.13 %
7041 Sidewalk/Curb/Gutter Cleaning		2,666.68	-2,666.68	
7043 Sidewalk Maint & Repair		3,333.32	-3,333.32	
7044 Mowing -Wetland/Extended Serv	4,845.00	7,200.00	-2,355.00	67.29 %
7045 Mowing -Common Areas	15,050.00	17,200.00	-2,150.00	87.50 %
7046 Mulch		5,400.00	-5,400.00	
7047 Tree Trimming	13,280.00	10,000.00	3,280.00	132.80 %
Total 7031 Grounds Maintenance	41,239.00	51,300.00	-10,061.00	80.39 %
7050 Lake Maintenance				
7052 Lake Quality & Plant Control	4,215.00	4,000.00	215.00	105.38 %
Total 7050 Lake Maintenance	4,215.00	4,000.00	215.00	105.38 %
Total 7030 COMMON AREA MAINTENANCE	45,454.00	55,300.00	-9,846.00	82.20 %
8000 PROFESSIONAL				
8052 Accounting & Supplies	4,346.25	3,333.32	1,012.93	130.39 %
8075 Insurance	4,841.46	3,333.32	1,508.14	145.24 %
8085 Legal	4,000.00	4,666.68	-666.68	85.71 %
8095 Office Supplies		166.68	-166.68	
8098 Tax preparation	195.00	166.68	28.32	116.99 %
8099 Taxes	3,500.00	2,333.32	1,166.68	150.00 %

Serenoa Lakes Community Association, Inc.

Budget vs. Actuals: FY_2025 - FY25 P&L

January - August, 2025

			TOTAL			
			ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
8100 Printing -Meetings & Functions				166.68	-166.68	
8110 Florida Corp Filling Fee				150.00	-150.00	
8150 Web Site Expenses				166.68	-166.68	
Total 8000 PROFESSIONAL			16,882.71	14,483.36	2,399.35	116.57 %
9000 OTHER INCOME & EXPENSES						
9003 Social Function Expenses			1,015.00	2,333.32	-1,318.32	43.50 %
9010 Contingencies			7,989.71	3,333.32	4,656.39	239.69 %
9015 Wild Hog Control				2,000.00	-2,000.00	
9020 Upkeep of Preserve Area Roeb Ct			910.00	1,666.68	-756.68	54.60 %
Total 9000 OTHER INCOME & EXPENSES			9,914.71	9,333.32	581.39	106.23 %
Total Expenses			\$98,453.89	\$91,130.04	\$7,323.85	108.04 %
NET OPERATING INCOME			\$ -4,988.89	\$36,749.96	\$ -41,738.85	-13.58 %
NET INCOME			\$ -4,988.89	\$36,749.96	\$ -41,738.85	-13.58 %

Serenoa Lakes Community Assoc. Inc.

Balance Sheet As of August 31, 2025

ASSETS	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1001 BOA Checking 7688 - Operating	56,938.91
1030 BOA 8381 - Major Reserves	8,603.91
1040 BOA 6826 - Paving Reserves	8,330.99
1060 BOA 6813 - Mailbox/Lighting Res	3,577.85
1070 BOA 4992 - Restoration Reserves	19,431.98
1080 BOA 6836 - Special Assessment	16,364.50
1100 Edward Jones CD Accounts	0.00
1101 Major Area Reserve -CD (22880)	16,231.36
1102 Paving Reserve -CD (22833)	247,719.36
1103 Mailbox/Light reserve-CD(22881)	87,627.68
Total 1100 Edward Jones CD Accounts	351,578.40
Total Bank Accounts	\$464,826.54
Accounts Receivable	
1200 Accounts Receivable -Members	276.36
Total Accounts Receivable	\$276.36
Total Current Assets	\$465,102.90
TOTAL ASSETS	\$465,102.90
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
4004 Prepaid Maintenance Fees	45,540.00
4020 Special Assess-Shoreline/Lake	0.00
4021 Shoreline Restoration-Funding	750,720.00
4023 Shore/Lake Restoration Expenses	-734,355.50
Total 4020 Special Assess-Shoreline/Lake	16,364.50
Total Other Current Liabilities	\$61,904.50
Total Current Liabilities	\$61,904.50

Serenoa Lakes Community Assoc. Inc.

Balance Sheet

As of August 31, 2025

	TOTAL
Long-Term Liabilities	
4030 Paving & Sidewalk Reserve	0.00
4031 1999/2024 Prior Years Equity	210,155.62
4031.5 Prior years Account Interest	12,930.61
4032 Current Year Paving Funding	23,000.00
4035 Current year Account Interest	9,964.12
Total 4030 Paving & Sidewalk Reserve	256,050.35
4050 Major Area Reserve	0.00
4055 2004/2024 Prior Years Equity	19,487.20
4055.5 Prior years Account Interest	1,233.37
4056 Current Yr Major Area Funding	18,400.00
4057 Current Yr Major Area Expensing	-14,992.05
4059 Current year Account Interest	706.75
Total 4050 Major Area Reserve	24,835.27
4070 Mailbox / Post Lighting Reserve	0.00
4071 2011/2024 Prior Years Equity	79,230.73
4071.5 Prior years Account Interest	4,935.41
4072 Current Yr Mailbox /Post Funding	4,600.00
4075 Current year Account Interest	2,439.39
Total 4070 Mailbox / Post Lighting Reserve	91,205.53
4080 Restorative Reserve	0.00
4081 2023/2024 Prior Years Equity	10,231.98
4082 Current Yr Restorative Funding	9,200.00
Total 4080 Restorative Reserve	19,431.98
Total Long-Term Liabilities	\$391,523.13
Total Liabilities	\$453,427.63
Equity	
5059 Retained Earnings	166.36
Net Income	11,508.91
Total Equity	\$11,675.27
TOTAL LIABILITIES AND EQUITY	\$465,102.90



Since your May 28, 2025 BOD meeting, the ARC received seven requests, and all were approved:

North, Gary & Rene'	7455 Roebelenii Ct	6/5/2025	Hurricane window
Breitman, Steve & Sherry	7444 Shauna Ct	6/22/2025	Whole house generator
Mastropieri, Larry & Nancy	6846 Areca Blvd	7/22/2025	Storm catcher screens
King Ralph & Donna Hume	6810 Areca Blvd	7/22/2025	Window additions
Wang, Qingchun & Juan	6781 Areca Blvd	8/11/2025	Tile roof replacement
McCord, Gary	7460 Paurotis Ct	8/11/2025	Tile roof replacement
Balint, Peter & Marilyn Zittel	6793 Areca Blvd	9/8/2025	Solar panels on roof

Marjorie Anderson

ARC Chair

Peter Balint Reports – September 2025:

Gate Committee Report

1. Telephone modem failed not allowing update of the database. Replaced modem board and is now operating.

Sidewalk Committee Report

1. Contract received for repair of sidewalk on north side of Ibis St.
2. 15 sections replaced or repaired
3. Shore line stabilized where sidewalk is falling into pond.
4. Old concrete will be broken up and placed in pond to create a rip rap barrier to help stabilize the banks where erosion is the worst.

Securing the perimeter of the community.

1. Grand Park has finished the project of irrigating, mulching, and replacement of plants on the berm.
2. Pitch apple plantings south entrance wall to wetland completed.
3. Installed pedestrian gate electronic lock.
 - a. Required the purchase of additional expansion boards because our system only allowed three relays: exit, guest, and owner gate operation.
 - b. To open the pedestrian gate, simply move your hand in front of the button on the post before the gate and turn the handle to open.
 - c. The keypad lock system requires 5-digit PIN code vs the guest gate PIN code of four digits.
 - d. The system has been set up as follows: 1+current four-digit code+# for example, the guest gate code for workers is #9897. The corresponding pedestrian gate code is 19897#
 - e. The data base has been updated for all residents.
 - f. To enter from through the pedestrian gate, simply enter 1 plus your four-digit PIN code followed by the # sign and turn the handle to open the gate. It will lock automatically when the gate closes behind you.
 - g. Before activating the lock, we need to send out a communication to everyone explaining the new system. See attached draft

Serenoa Lakes Community Association

Declaration of Covenants and Restrictions

Recorded 3.24.1999

Article VIII, Easements and Environmental Provisions
Section 3: Sarasota County Enforcement Rights
Sub- Section 4: Additional Restrictions

EASEMENTS AND ENVIRONMENTAL PROVISIONS

4. Additional Restrictions.

(a) The Lot Owners shall not remove native vegetation that becomes established within the preserved, enhanced and mitigated wetlands or wet detention ponds abutting their property or located elsewhere in the Subdivision. Removal includes dredging, the application of herbicide and cutting, and the introduction of grass carp. Lot Owners shall address any questions regarding authorized activities within areas to Southwest Florida Water Management District (“SWFWMD”), Venice Service Office and Surface Water Regulation Manager.

(f) No owner of property within the subdivision may construct or maintain any building residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District Venice Regulation Department.

(i) There shall be no excavating, filling, removing of vegetation (trees and understory plants) or storing of materials within the designated preserve areas (Tracts 700-709) unless authorized by the Sarasota County Natural Sciences Division.

SERENOA LAKES

**Restoration Plan
for**

Tract 702 Preservation Area

**Sarasota County Code Enforcement Case
CP-22-20**



Eco-Logic Services

Environmental Consulting and Management Services

SERENOA LAKES

TRACT 702 PRESERVATION AREA RESTORATION PLAN

SARASOTA COUNTY CODE ENFORCEMENT CASE CP-22-20

SEPTEMBER 2025

Prepared for: Serenoa Lakes Community Association, Inc.
7131 Curtiss Ave., Ste 2
Sarasota, FL 34231

Submitted to: Sarasota County
Environmental Protection Division
1001 Sarasota Center Boulevard
Sarasota, FL 34232

Prepared by: Eco-Logic Services
PO Box 18204
Sarasota, FL 34276


Jessica Spence
Project Scientist



BACKGROUND

The Serenoa Lakes community is located south of Clark Road, east of I-75, and west of Ibis Road. This site was developed prior to the implementation of Land Development Regulations that require active management of designated Preservation and Conservation Areas. However, any proposed activities within designated Preservation and Conservation Areas required written approval by the County.

In March 2022, Sarasota County issued a non-compliance letter in response to the unauthorized removal of vegetation from the Tract 702 Preservation Area, as depicted in Plat Book 40, Page 31 of the Sarasota County Official Records. Although the vegetation removed appeared to consist primarily of non-native, nuisance, and exotic species (e.g., Brazilian pepper), the removal activities were not authorized through a County-approved Resource Management Plan (RMP), which is required for any work conducted within designated Preservation Areas.

Following the issuance of the non-compliance letter, coordination occurred among the Serenoa Lakes HOA, Sarasota County staff, and a third-party environmental consultant to address restoration of the affected area. Initial restoration efforts were undertaken on the western side of the Tract 702 Preservation Area. Unfortunately, the preserve boundary in that area was not formally surveyed or delineated, which has led to some uncertainty and disagreement regarding the exact location of the preserve boundary, therefore leaving the restoration project incomplete. Furthermore, additional encroachments were identified on the eastern side of the same tract, which have yet to be addressed.

Eco-Logic Services was engaged by the HOA Board to assist in finalizing the restoration plan for both the western and eastern portions of the Tract 702 Preservation Area. Based on discussions with Sarasota County's Environmental Protection Division, the restoration scope is limited to the impacted portions of the upland buffer (depicted in red on Figure 1) and includes the following activities:

- Professionally survey and stake the Tract 702 Preservation Area boundary.
- Install permanent markers to delineate the preserve boundary.
- Conduct initial vegetation management to remove and treat sod and other undesirable (nuisance, non-native, and exotic) vegetation within the encroached areas of the upland buffer.
- Install native vegetation within the affected upland buffer areas to support ecological restoration.
- Conduct on-going maintenance within the restoration area.
- Conduct annual compliance monitoring and reporting to document success within the restoration area.

Because the development does not have a requirement for ongoing preserve area management in perpetuity under existing permits—and since the HOA has opted not to pursue a Resource Management Plan at this time—additional maintenance and monitoring activities are not proposed beyond the restoration area. Any future activities proposed within the Tract 702 Preservation Area, are subject to review and written approval by the Sarasota County Environmental Protection Division.

RESTORATION PLAN

Based on a site assessment on August 1, 2025, approximately 0.45 acres of the Tract 702 Preservation Area upland buffer require restoration in accordance with the Sarasota County Unified Development Code (UDC). The impacted area is currently dominated by turf grass, ornamental vegetation, and various herbaceous nuisance and non-native species. Figure 2 provides photographs of the existing conditions within the upland buffer restoration area. It is important to note that while invasive Brazilian pepper trees (*Schinus terebinthifolia*) are present on site, mature specimens are not proposed for removal under this restoration plan.

The scope of work is focused on the impacted upland buffer area as shown in red on Figure 1. The activities will be conducted by Eco-Logic Services, as detailed below:

1. Vegetation Treatment and Removal
 - Treatment of turf grass and herbaceous nuisance and non-native vegetation established within the upland buffer portion of the Tract 702 Preservation Area, as surveyed.
 - Selective removal of small ornamental and non-native shrubs (e.g., silver palmetto) will also be conducted.
 - All herbicide treatments will be supervised by a state-certified aquatic herbicide applicator, and all cut vegetative debris will be hauled offsite to an appropriate disposal facility.

2. Brush-Cutting
 - Following initial treatment, treated vegetation will be brush-cut in preparation for enhancement planting. This practice removes the treated biomass of undesirable vegetation, which provides a clear and unobstructed area for native species to be planted and improves their establishment and long-term success.

3. Preserve Signage Installation
 - Preservation Area signs will be installed to permanently delineate the boundary of Tract 702, following the staked line and contour of the preserve. Sign locations are marked with a yellow star on Figure 1.

4. Native Plant Installation
 - Once the site has been treated and cleared, the upland buffer restoration area will be planted with native vegetation listed in the tables below. The Fakahatchee grass (*Tripsacum dactyloides*) will be planted in a row along the surveyed line of the upland buffer restoration area to more prominently define the Preservation Area boundary.

Table 1. Native plants to be installed within the upland buffer on the eastern side of the preserve tract.

EAST Buffer	Scientific Name	Common Name	Size	Spacing	Quantity
Boundary Line	<i>Tripsacum dactyloides</i>	Fakahatchee grass	1-gallon	3' spacing	115
Buffer	<i>Spartina bakeri</i>	sand cordgrass	bareroot	3' o.c.	1,100
	<i>Myrica cerifera</i>	Wax myrtle	1-gallon	15' o.c.	30
	<i>Serenoa repens</i>	saw palmetto	3-gallon	15' o.c.	20
	<i>Acer rubrum</i>	red maple	3-gallon	25' o.c.	6
	<i>Juniperus virginiana</i>	red cedar	3-gallon	25' o.c.	6
	<i>Ilex cassine</i>	Dahoon holly	3-gallon	25' o.c.	6

Table 2. Native plants to be installed within the upland buffer on the western side of the preserve tract.

WEST Buffer	Scientific Name	Common Name	Size	Spacing	Quantity
Boundary Line	<i>Tripsacum dactyloides</i>	Fakahatchee grass	1-gallon	3' spacing	90
Buffer	<i>Spartina bakeri</i>	sand cordgrass	bareroot	3' o.c.	950
	<i>Myrica cerifera</i>	Wax myrtle	1-gallon	15' o.c.	20
	<i>Serenoa repens</i>	saw palmetto	3-gallon	15' o.c.	15
	<i>Acer rubrum</i>	red maple	3-gallon	25' o.c.	2
	<i>Juniperus virginiana</i>	red cedar	3-gallon	25' o.c.	2
	<i>Ilex cassine</i>	Dahoon holly	3-gallon	25' o.c.	2

5. Ongoing Maintenance Practices

- Routine maintenance events will be conducted to manage and control undesirable, nuisance, and non-native vegetation, ensuring it remains below 15% total coverage within the restoration area.
- All herbicide applications will be performed under the supervision of a state-certified aquatic herbicide applicator.

6. Compliance Monitoring

- A Time Zero Monitoring Report will be submitted upon completion of the initial restoration activities to document baseline conditions. This report will be provided to the Sarasota County Environmental Protection Division for review.
- Annual compliance monitoring will be conducted thereafter until the restoration area is determined to have successfully met the performance criteria outlined in the County's project approval.
- The restoration area will be considered successful when native vegetation coverage reaches or exceeds 85% of the total area, and undesirable vegetation (including nuisance and non-native species) accounts for less than 15% overall coverage.

NEXT STEPS

To date, the Tract 702 Preservation Area boundary has been professionally surveyed and staked, as contracted by the HOA Board. On March 4, 2025, Sarasota County verified the staking onsite. In July 2025, Eco-Logic Services installed Preservation Area signage along the boundary of Tract 702.

Upon completion of the restoration activities outlined above, Eco-Logic Services will submit a Time Zero Monitoring Report to Sarasota County. Ongoing maintenance activities to control undesirable nuisance and non-native vegetation from establishing and promoting the growth and recruitment of desirable native vegetation.

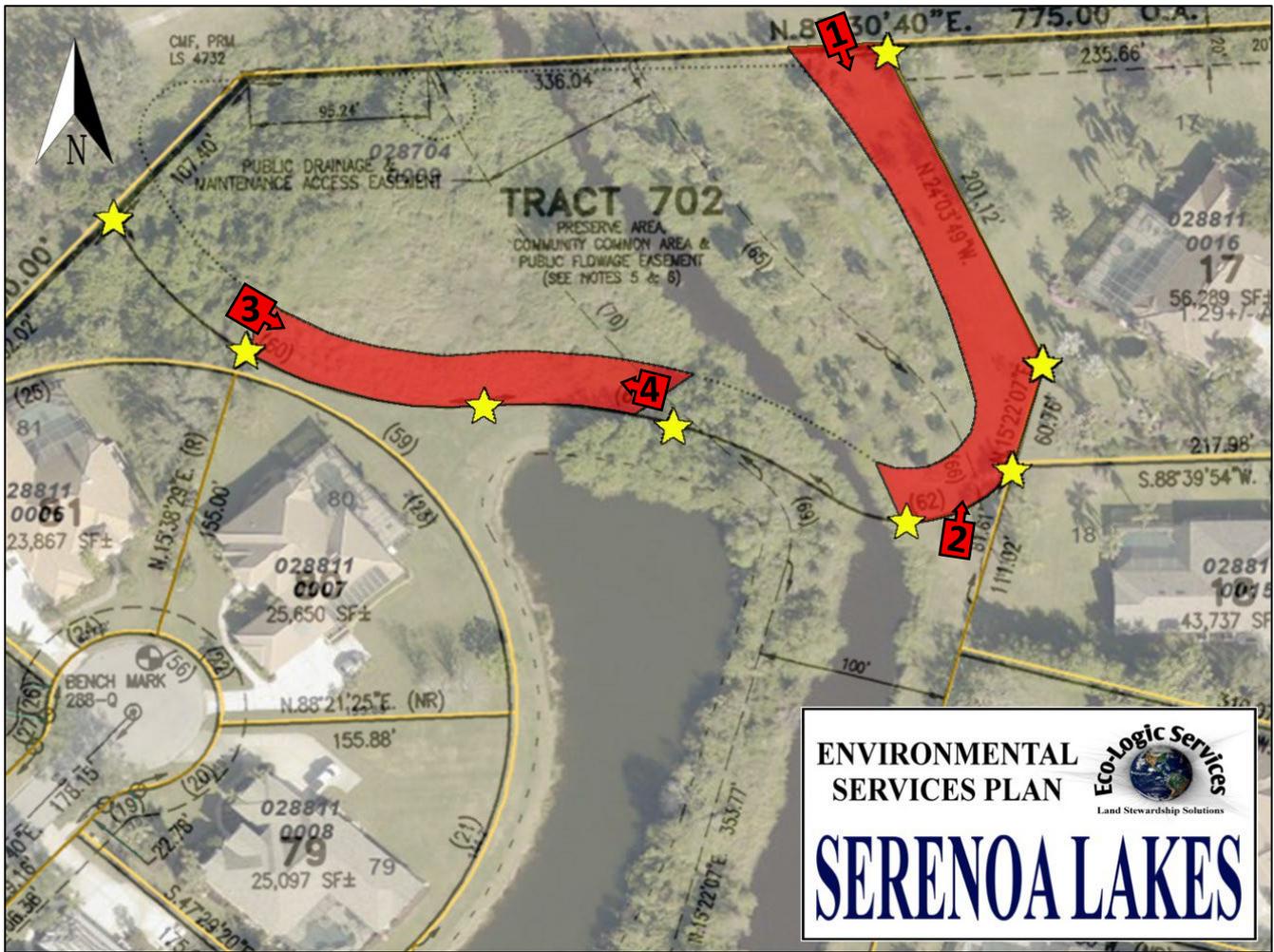


Figure 1. The above graphic shows the approximate location of the upland buffer restoration area within the Tract 702 Preservation Area, and the preserve sign installation.



Eastern Side – Tract 702 Preservation Area Upland Buffer (Photo 1)



Eastern Side – Tract 702 Preservation Area Upland Buffer (Photo 2)

Figure 2. Photographs of Tract 702 Preservation Area Upland Buffer Restoration Area at Serenoa Lakes.



Western Side – Tract 702 Preservation Area Upland Buffer (Photo 3)



Western Side – Tract 702 Preservation Area Upland Buffer (Photo 4)

Figure 2. Photographs of Tract 702 Preservation Area Upland Buffer Restoration Area at Serenoa Lakes.

AGREEMENT FOR ENVIRONMENTAL SERVICES



Proposal Date: September 5, 2025

This Agreement is made effective by and between:

“Client”

Name: Serenoa Lakes Community Association, Inc.
Address: 7131 Curtiss Ave., Ste 2
Sarasota, FL 34231
Phone: (401) 965-2190
Representative: Peter Balint, HOA Board Vice President
Email: pete.balint49@gmail.com

“Eco-Logic Services”

Name: Eco-Logic Services LLC
Address: PO Box 18204
Sarasota, FL 34276
Phone: (941) 348-9334
Representative: Jessica Spence
Email: JSpence@Eco-Logic-Services.com

Project: Serenoa Lakes

Project Location: Sarasota, FL

Fee Type: Unit price per attached Scope of Services

Retainer: No

Scope of Services: Attached

Special Conditions:

- This document is a proprietary product produced by Eco-Logic Services and represents a considerable investment of resources with no compensation. Any reproduction, transmittal, or reuse of this document, or any portion thereof, by any third party without the express written consent of Eco-Logic Services is prohibited under penalty of legal action.
- All rates and fees shall be subject to renegotiation if this Agreement is not signed and returned within thirty days of date above.
- This Agreement with the attached Scope of Services and Terms and Conditions constitute the complete agreement between Eco-Logic Services and Client with respect to the scope of services hereunder.

Eco-Logic Services LLC

By: 
Print Name: Jessica Spence
Title: Project Scientist / Manager
Date: September 5, 2025

Serenoa Lakes Community Association, Inc.

By: _____
Print Name: _____
Title: _____
Date: _____

SERENOA LAKES



1.0 Preservation Area Restoration Activities

Sarasota County approved a Restoration Plan prepared by Eco-Logic Services to restore a portion of Tract 702 Preservation Area upland buffer (as shown in red on Figure 1) within the Serenoa Lakes development. The subsections below described the activities required by the Sarasota County Environmental Protection Division to restore the upland buffer preserve.

1.1 Initial Upland Buffer Management

Eco-Logic Services will conduct an initial maintenance event to control invasive species from upland buffer portions of the Tract 702 Preservation Area. Target species include those species listed in the Florida Exotic Pest Plant Council's 2019 Invasive Plant List. These invasive species will be controlled by a combination of chemical and manual control methodologies. For larger woody non-native and ornamental vegetation, Eco-Logic will cut the plant close to the ground and treat the resultant stump. The cut biomass will be removed from the site and hauled to an offsite disposal facility. Herbaceous invasive species (such as sod, torpedo grass, primrose willow, Caesar weed, and Guinea grass) will be treated with herbicide and plant material will be allowed to die and decay in place.

Eco-Logic Services will use appropriate systemic herbicide to kill the roots of the invasive vegetation thereby minimizing resprouting. All herbicide treatments will be supervised by a state-certified aquatic herbicide applicator using selective applications of herbicides specifically designed and labeled for such use.

Following the initial treatment event, some treated vegetation will be brush-cut in preparation for enhancement planting. This practice removes the treated biomass of undesirable vegetation, which provides a clear and unobstructed area for native species to be planted and improves their establishment and long-term success.

1.2 Planting the Preserve Restoration Areas

Eco-Logic Services will furnish and install the native plant material detailed in the tables below within the upland buffer areas on the east and west side of the Tract 702 Preservation Area. Please note, the proposed Fakahatchee grass (*Tripsacum dactyloides*) will be installed along the landward edge of the preserve boundary to further delineate the restoration boundary.

Table 1. Native plant material to be installed into the upland buffer restoration area on the eastern side of Tract 702 Preservation Area.

Scientific Name	Common Name	Size	Spacing	Quantity
<i>Tripsacum dactyloides</i>	Fakahatchee grass	1-gallon	3' spacing	115
<i>Spartina bakeri</i>	sand cordgrass	bareroot	3' o.c.	1,100
<i>Myrica cerifera</i>	wax myrtle	1-gallon	15' o.c.	30
<i>Serenoa repens</i>	saw palmetto	3-gallon	15' o.c.	20
<i>Acer rubrum</i>	red maple	3-gallon	25' o.c.	6
<i>Juniperus virginiana</i>	red cedar	3-gallon	25' o.c.	6
<i>Ilex cassine</i>	dahoon holly	3-gallon	25' o.c.	6

Table 2. Native plant material to be installed into the upland buffer restoration area on the western side of Tract 702 preservation area.

Scientific Name	Common Name	Size	Spacing	Quantity
<i>Tripsacum dactyloides</i>	Fakahatchee grass	1-gallon	3' spacing	90
<i>Spartina bakeri</i>	sand cordgrass	bareroot	3' o.c.	950
<i>Myrica cerifera</i>	wax myrtle	1-gallon	15' o.c.	20
<i>Serenoa repens</i>	saw palmetto	3-gallon	15' o.c.	15
<i>Acer rubrum</i>	red maple	3-gallon	25' o.c.	2
<i>Juniperus virginiana</i>	red cedar	3-gallon	25' o.c.	2
<i>Ilex cassine</i>	dahoon holly	3-gallon	25' o.c.	2

All plantings will meet or exceed the specifications of the Wetland Plants section of the *Grades and Standards for Nursery Plants* published by the Florida Department of Agriculture and Consumer Services Division of Plant Industry (published in 1998). Species substitutions may occur based upon observations of the site prior to planting to maximize the survival rates of the plant material, the aesthetics of the site, or based on plant availability. Plants are guaranteed weed, disease, and insect free at the time of installation. Plants are guaranteed to be installed properly by experienced staff; however, Eco-Logic Services cannot guarantee the plant material due to potential losses or mortality at the site from factors outside our control.

2.0 Ongoing Preserve Restoration Area Maintenance

Eco-Logic Services will provide ongoing maintenance for the preserve restoration area in accordance with Sarasota County Code Enforcement requirements for this site. Maintenance activities will occur on a bi-monthly basis (six times per year) and are aimed at preventing the growth and establishment of nuisance and non-native vegetation, while promoting the growth of desirable native species. Target species include those species listed in the Florida Exotic Pest Plant Council's 2019 Invasive Plant List. Eco-Logic Services will perform maintenance services using selective applications of appropriate herbicides specifically designed and labeled for such use. All herbicide treatments will be supervised by a state-certified aquatic herbicide applicator. Due to the regularity of these visits, the volume of treated vegetation is expected to be minimal. As a result, any treated vegetation will be left in place to decompose naturally. If directed by the Client, manual cutting and/or removal of treated material may be provided and billed based on an estimated additional fee under the Additional Services task or as an addendum to this Agreement.

3.0 Compliance Monitoring

Eco-Logic Services will conduct compliance monitoring of the regulated preserve restoration area in accordance with Sarasota County Code Enforcement stipulations. These requirements include ongoing monitoring and reporting to ensure that the restoration area is maintained as a functioning native habitat and to document progress toward meeting performance criteria.

3.1 Time Zero Monitoring Report

A Time Zero Monitoring event will be conducted by Eco-Logic Services within 30 days of completing the preserve restoration activities. A corresponding report will be submitted to Sarasota County to confirm the completion of restoration efforts and establish a baseline for future monitoring.

3.2 Ongoing Monitoring and Reporting

Following the Time Zero event, monitoring and reporting will be conducted on an annual basis to track the establishment of planted native vegetation and evaluate progress toward achieving the defined

performance criteria. Monitoring will continue annually until the goals outlined in the Resource Management Plan have been met and adequately demonstrated.

4.0 Permit Compliance

This Agreement does not include ongoing negotiations or plan revisions with the agencies, nor coordination or negotiation with the regulatory agencies regarding permit compliance or negotiations for release from monitoring requirements, should such actions be required. Any time necessary for this purpose will be billed on an hourly basis (at the rate of \$150/hour for a Project Scientist). These services include, but are not limited to, verbal and written communication with the Client and regulatory agencies, and additional or unscheduled field visits. Eco-Logic Services is pleased to provide these services, and any fees associated with this task will be incurred only with prior authorization of the Client.

8.0 Additional Services

Additional services requested by the Client will be provided and billed as agreed to in writing (including email) under this task. Significant items will be performed under an addendum to this Agreement. Additional Services may include meetings, coordination or negotiation with the regulatory agencies regarding permit compliance, or other services not specifically detailed in this Scope of Services. Eco-Logic Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

9.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

1.0	Preservation Area Restoration Activities	
	1.1 Initial Upland Buffer Management	
	Eastern Buffer.....	\$3,325.00
	Western Buffer	\$2,225.00
	1.2 Planting of the Preserve Restoration Area	
	Table 1. Eastern Buffer.....	\$5,250.00
	Table 2. Western Buffer.....	\$4,150.00
2.0	Ongoing Preserve Restoration Area Maintenance	
	Eastern Buffer.....	6 events per year at \$450.00/event
	Western Buffer	6 events per year at \$450.00/event
3.0	Compliance Monitoring	
	3.1 Time Zero Report.....	\$1,500.00
	3.2 Annual Monitoring & Reporting.....	1 event per year at \$1,075.00
13.0	Permit Compliance.....	to be billed hourly, if necessary
14.0	Additional Services.....	to be billed as requested

Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Lump sum tasks will be billed based on percent completion of the task. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The services specified above will be provided without interruption based upon automatic annual renewals. Eco-Logic Services has the option of increasing the fees up to five percent each calendar year until this Agreement is terminated pursuant to the Terms and Conditions of this Agreement.

10.0 Assumptions of this Proposal

- 10.1 The Client will make provision for Eco-Logic Services to enter the work area as required to perform services under this Agreement.
- 10.2 Upon request or as required to perform the services under this Agreement, the Client will provide all relevant plans and permits.
- 10.3 This proposal was prepared using the best information available to us at the time this Scope was compiled. Additional materials or services will be provided for additional compensation through a written amendment to this Agreement.
- 10.4 This Agreement does not include permit modifications, negotiations with regulatory agencies, or corrective actions for compliance issues.
- 10.5 Eco-Logic Services will have access to the Tract 702 Preservation Area. Loss of access may result in additional fees.
- 10.6 If unsuitable substrates are encountered in the planting area (inadequate organic matter, clay, rock, or compacted soils), it may require additional services to install the plants. The Client will be notified immediately if such conditions are encountered.
- 10.7 Eco-Logic Services will use bamboo stakes for tree installations as we deem necessary at the time of planting. Return visits to stake trees toppled by wind, erosion, or vandalism, or other factors is not included in this Agreement.
- 10.8 Eco-Logic Services will attempt to install plant material when environmental conditions are conducive to plant survival but is not responsible for watering the material or replacement of plants lost due to insufficient rainfall.
- 10.9 If irrigation of trees is required or desired by the Client, it will be installed and maintained by the landscaper for the site.
- 10.10 The planting areas will be accessible to vehicles for offloading material from trucks and trailers. Temporary stockpiling of plant material may also be required near the planting areas. Restricted access may result in additional fees.
- 10.11 Client must make a claim in writing within the specified time for the plant guarantee. Eco-Logic Services will then investigate the conditions at the site and provide an explanation for the plant mortality or replace the plants if warranted. Plant replacement will be made during the current or next growing season.
- 10.12 The monitoring schedules follow standard reporting criteria for the agency. Any additional information required by the agency will require additional fees. This may include reporting of additional areas, additional reporting criteria (i.e., transect data collection, analysis, and reporting), additional exhibits, or other information beyond what was anticipated in this Agreement.
- 10.13 Monitoring tasks assume agency reporting will be on the same schedule. If schedules are offset, additional reports may be required at the same per event fee.
- 10.14 The proposed level of preserve maintenance will be acceptable to the agencies. Additional events or treatment specifications will require additional fees via an addendum to this Agreement.
- 10.15 Preserve maintenance is prescribed to maintain compliance with the requirements for invasive species coverage. Selective habitat management services are not included in this Agreement.
- 10.16 The selective use of copper-based algaecides and standard aquatic herbicides (including glyphosate) will be accepted as an appropriate maintenance methodology within the treatment areas. If these products are restricted, banned or otherwise not allowed to be used on the site, additional fees for alternative products will likely be required.
- 10.17 No trash, garbage, or debris cleanup is included in this proposal. Service requests for trash cleanup will be performed based on an estimated additional fee provided in writing prior to the event.
- 10.18 Reasonable care will be taken to minimize damage, however, because access is required for us to complete the scope of work under this agreement, Eco-Logic Services is not responsible for any damage to turf or to underground utilities or irrigation systems.
- 10.19 All herbicide treatments will be supervised by a state-certified aquatic herbicide applicator using selective applications of herbicides specifically designed and labeled for such use.
- 10.20 Should site conditions impede the ability to complete the scope of work for any task of this project as described above, alternative and/or additional measures may be required to complete the tasks. This may

- include the use of ground protection mats, use of different and/or additional equipment, etc. The Client will be notified via email, and these activities will be billed based on an estimated additional fee.
- 10.21 The fees in this Agreement do not include any sales, value added, or other taxes that may be required by the government. Any such taxes will be added to invoices as required.
 - 10.22 All work products under this Agreement may be used in marketing, advertising, resume, and other similar business development materials. The use of such materials shall be in accordance with industry standards and normal business practices.
 - 10.23 This proposal is offered as a package and if only a portion of the proposal is selected, Eco-Logic Services reserves the right to adjust the fees for the tasks selected.

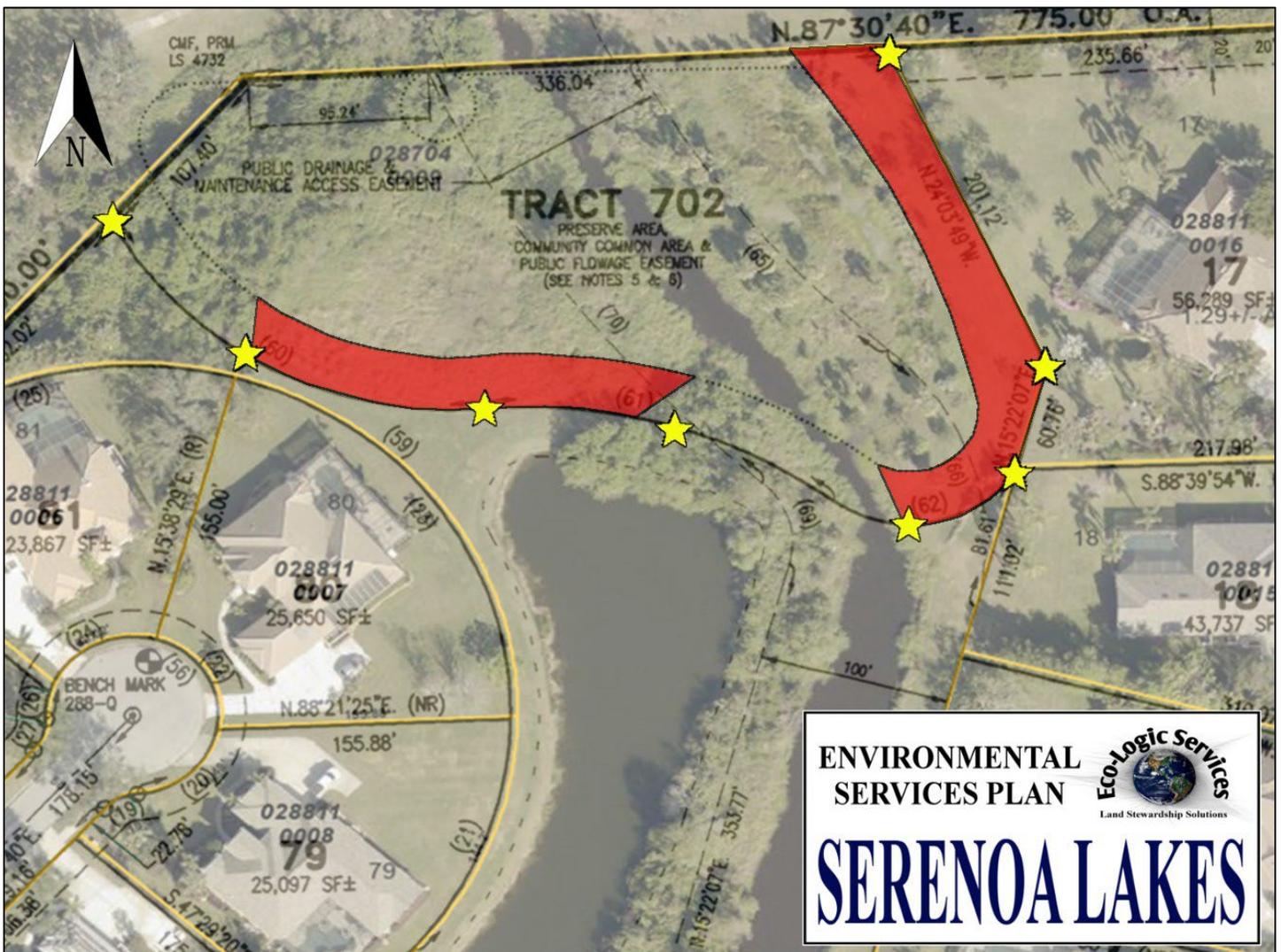


Figure 1. Site map for the Serenoa Lakes community showing approximate locations of the upland buffer restoration areas within the Tract 702 Preservation Area.

TERMS AND CONDITIONS

DESCRIPTION OF SERVICES: Eco-Logic Services will provide the services described in the Scope of Services included in this Agreement to the Client for the stated fee in accordance with these terms and conditions:

PAYMENT: Client agrees to pay Eco-Logic Services according to the Fee Schedule provided in the attached Scope of Services. Invoices shall be submitted monthly for the work performed in the previous month. If any invoice is not paid within 30 days, interest will be added to and payable on all overdue amounts at 1.5% per month (18% per year) or the maximum legal rate of interest allowable. Client shall pay all costs of collection, including without limitation, reasonable attorney fees. If Client disputes any portion of an invoice, the Client must notify Eco-Logic Services in writing of the disputed item within 10 days of the date of the invoice. If any invoice is not paid in full within 60 days of the invoice date, Eco-Logic Services may immediately suspend all or any portion of the services until payment is received in full and Eco-Logic Services has the option to treat such failure to pay as a material breach of this Agreement and/or seek legal remedies.

LIMITATION OF LIABILITY: Neither party will be liable for breach-of-contract damages suffered by the other that are remote or speculative, or that could not reasonably have been foreseen on entry into this agreement. Eco-Logic Services' liability for any breach-of-contract claims under this agreement will not exceed the Compensation received from the Client under this agreement over a six-month period immediately preceding the claim. No claim may be brought against Eco-Logic Services in contract or tort more than one year after the cause of action arose. Any claim, suit, demand or action brought under this Agreement shall be directed and/or asserted only against Eco-Logic Services and not against any employees, shareholders, officers or directors of Eco-Logic Services.

TERM: This Agreement will terminate automatically upon completion of the Scope of Services by Eco-Logic Scope of Services. For ongoing services tasks, the portion of the Agreement directly related to that task will continue in effect until terminated by either party upon 30 days written notice to the other party. In the event of any termination, Eco-Logic Services shall be paid for all services rendered and reimbursables incurred through the date of notice of termination plus this 30-day period.

FORCE MAJEURE: If performance of this Agreement or any obligations under this Agreement is prevented, restricted, or interfered with, either temporarily or permanently, by causes beyond either party's reasonable control ("Force Majeure"), then the obligations of this Agreement shall be suspended to the extent necessary by such event. The term "Force Majeure" shall include without limitation acts of nature, severe weather or other catastrophic conditions, orders or acts of military or civil authority, or by state or national emergencies, riots, or wars, or work stoppages, or any other similar event beyond the reasonable control of either party.

DISPUTE RESOLUTION: The parties will attempt to resolve any dispute out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the matter will be submitted to mediation, in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute, or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association and will be done within Sarasota County, Florida. The arbitrator's award will be final, and judgement may be entered upon it by any court having proper jurisdiction.

SEVERABILITY: If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable as if the invalid or unenforceable had never been contained within.

NOTICE: Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at the address set forth in the opening portion of this Agreement.

WAIVER OF CONTRACTUAL RIGHT: The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

CONSTRUCTION AND INTERPRETATION: The rule requiring construction or interpretation against the drafter is waived. This document shall be deemed as if it were drafted by both parties in a mutual effort.

ATTORNEY'S FEES TO PREVAILING PARTY: In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in the trial court and appeal.

ENTIRE AGREEMENT: This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. The Agreement supersedes any prior written or oral agreements between the parties.