

SERENOA LAKES

RURAL HERITAGE ESTATES

Serenoa Lakes Community Association Minutes of Board of Directors Meeting

Date/Time: November 1, 2023, 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 Rene' North.

The following owners attended: Stanley Dean, Marjorie Anderson, Joe McCarthy, Tony DiCerbo

Call to Order and Roll Call: Director Lanser, President, called the meeting to order at 7:03 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 October 30, 2023.

Approval of Meeting Minutes:

*MOTION: Director North made a **motion** to approve the meeting minutes of September 11, 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. **Treasurer's Report:** Director Carpenter provided a written report which are attached to these official minutes.
- b. **Projected Year-end Expenses:** We are expecting to end the year within budget.
- c. **2024 Budget:** Director Anderson reviewed the proposed budget for 2024. With expected increases, the budget will increase by 7.3% to \$197,248 annually. Each owner will be required to pay an annual assessment of \$2,144. Approved budget attached.

*MOTION: Director North made a **motion** to approve the 2024 Serenoa Lakes Budget, as presented. 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 return the balance of the special assessment to each lot by reducing 2024 annual assessment. Director Lanser seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Carpenter], and the motion carried.*

- d. **Annual Meeting 2023:** The Annual Meeting is scheduled for Monday, December 4, 2023, at Serenoa Golf Club.
- e. **Landscape Committee Report:** Director Lanser gave a verbal report for the Landscape Chairperson, Susan Lanser. A written report is attached to these official minutes.
- f. **Architectural Review Committee (ARC):** Chairperson Marjorie Anderson provided a written report which is attached to these official minutes.
- g. **Social Committee Report:** On Friday, November 3, a Happy Hour will be held at Serenoa Golf Club. The annual Holiday Dinner Party is scheduled for Friday, December 8 at Heritage Oaks Country Club.
- h. **Gate Committee Report:** Director Balint provided a written report which is attached to these official minutes.
- i. **Tree Trimming Report:** Director Balint will turn over scheduling the street oak tree trimming to Director North. We plan to trim 130 street oak trees; this expense is \$80/tree.

Unfinished Business:

- a. Tree inventory Project: Director North reported that the tree inventory is complete. The way the 1999 governing docs are written, only 20 (22%) residences are complying. If we update the governing docs so the street oak trees are included in the required "7 canopy tree" count, 50 (54%) residences are complying. The benefits of canopy trees are well known and a reference document from the University of Florida is attached. Director North will request the assistance of two resident master gardeners to review the existing 20+ year old trees throughout our community taking into account both the tree caliper and canopy size. We will create a proposal for an update to our existing documentation.
- b. Sidewalks: Director Balint reported that all sidewalk grinding repairs are complete. The vendor is now evaluating how many sidewalk sections need to be replaced.
- c. Water Main Break at Entrance: Director Lanser reported that Sarasota County will complete the repairs by our entrance in November (ticket #310771).
- d. Irrigation System Update: Director Balint reported we are adding irrigation by the North Lake.
- e. Crosscreek Environmental: Director Balint reported that Crosscreek is presently installing more Geotubes on the eastern shoreline in the North Lake. They also completed repairs behind the Vollmer and Nguyen residences which included adding new sod over the Geotubes.
- f. Water Level Augmentation System: Director Balint reported the water levels are slowly increasing; the pumps are working well.
- g. Clean-up of County Canal Area: Director Lanser reported the canal was cleaned by the county (ticket #275323) on the north side of Pindo; they committed to return to spray the south side.
- h. Preserve Area Behind McSwain Property (Lot #80): Directors Balint has asked Andrea Lipstein from Sarasota County for recommendations on how to clean up the preserve area behind lot #80. Director Balint will review these recommendations and work with a certified company that maintains preservation areas.
- i. South Lake Island: Melba Watts (lot #36) requested that the invasive vines growing on the South Lake Island be removed. Director Balint is meeting with Sean Patten from Stocking Savvy to review this request and determine if it is possible/necessary.
- j. External Affairs Report: Director Anderson will create a report on the different projects in process around our development.

New Business:

- a. Homeworkers Maintenance Review for C&R Violations: Director North will work with Marjorie Anderson to review and confirm everyone is following our C&Rs. They will check each lot for the following: (1) the roof is clean, (2) the driveway is clean, (3) there are no dead trees/landscaping, (4) the house exterior is properly maintained, and (5) the lamppost light is functioning properly. Owners will be notified if they are in violation.

Owner Comments/Questions: None.

The next SCLA meeting will be the Annual Meeting scheduled for Monday, December 4, 2023, at 7 PM (EDT).

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 President declared the meeting adjourned at 9:13 PM.

Respectfully submitted,
René North, SCLA Secretary

Attachments:

- Treasurer's Report
- 2024 Approved Budget
- Landscape Report
- ARC Report
- Gate Committee Report
- UF Tree Report

SLCA TREASURE'S REPORT NOVEMBER 1, 2023

<u>Bank of America</u>	9/11/23	11/1/23
Change		
Checking (Operating Account) (\$40,630)	\$135,264	\$ 95,234
<u>Reserves</u>		
Gate Reserves	\$11,910	\$ 11,910
Gate (CD)	<u>\$14,969</u>	<u>\$ 15,092</u>
	\$26,879	\$27,002
\$123		
Mailbox Reserves	\$9,513	\$ 9,513
Mailbox (CD)	<u>\$62,993</u>	<u>\$ 63,525</u>
	\$72,506	\$73,038
\$532		
Paving Reserves	\$ 21,789	\$ 21,789
Paving (CD)	<u>\$173,090</u>	<u>\$174,559</u>
	\$194,879	\$196,348
\$1,469		
Restorative	<u>\$ 9,200</u>	<u>\$ 9,200</u>
\$ 0		
Total Reserves	\$303,464	\$305,588
\$2,124		



Business accounts^a

Gate Reserves - 8381	\$11,910.01
Quick View	
Mailbox Reserves - 6813	\$9,512.85
Quick View	
Operating Checking - 7688	\$95,234.36
Quick View	Your business card offer!
Paving Reserves - 6826	\$21,788.99
Quick View	
Restoration Reserves - 4992	\$9,200.00
Quick View	

Edward Jones Accounts

[Go to Accounts](#)

Total Current Value **\$253,175.82**

Paving ****2833	Select	\$174,558.98
Gate ****2880	Select	\$15,092.07
Mailbox ****2881	Select	\$63,524.77

SERENOA LAKES COMMUNITY ASSOCIATION, INC.

Budget for January - December, 2024

<u>Acct #</u>	<u>Budget Line Item</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	<u>Comments</u>
7001	Electric	\$ 4,200	\$ 8,000	Rate increase by FPL & 4 new wells
7003	Telephone	\$ 700	\$ 700	Expected charges
7004	Entry Way Flags	\$ 100	\$ 128	Expected charges
7005	Gate Maintenance & Repair	\$ 1,000	\$ 1,000	Expected charges
7010	Guard House Maintenance & Repair	\$ 250	\$ 250	Expected charges
7011	Guard House Pest Control	\$ 218	\$ 240	Expected charges
7012	Lighting Maintenance/Street Lights	\$ 1,000	\$ 1,000	Expected charges
7013	New Common Area Plants	\$ 5,000	\$ 10,700	Expected charges
7015	Seasonal Decorations	\$ 500	\$ 500	Expected charges
7016	Entry Way Enhancement	\$ 15,000	\$ 7,500	Expected charges
7020	Security Camera System Maint./Additions	\$ 400	\$ 400	Expected charges
<u>Common Area Maintenance</u>				
7032	Fertilizing	\$ 5,580	\$ 6,250	Written proposal
7035	Irrigation System Maintenance & Repair	\$ 2,000	\$ 7,000	Expected charges
7041	Sidewalk/Curb/Gutter Cleaning	\$ 4,000	\$ 4,000	Expected charges
7043	Sidewalk Repair & Maintenance	\$ 5,000	\$ 5,000	Expected charges
7044	Mowing -Wetlands/Outparcel	\$ 10,260	\$ 10,260	Written proposal
7045	Mowing -Common Area	\$ 20,700	\$ 23,100	Written proposal
7046	Mulch	\$ 5,775	\$ 7,080	Written proposal
7047	Tree Trimming	\$ 10,000	\$ 13,000	Expected charges
7049	Backflow Preventer Testing	\$ -	\$ -	
7052	Lake Water Quality/Plant Control	\$ 6,000	\$ 6,000	Expected charges
7057	Lake Fountain Maintenance Contract/Repair	\$ -	\$ -	
7059	Lake Plants and Fish	\$ -	\$ -	
7060	Water Augmentation Fees	\$ 8,000	\$ -	Not needed, went to well system
<u>Professional</u>				
8000	Other Professional	\$ -	\$ -	
8052	Accounting Services	\$ 2,500	\$ 6,000	Expected charges
8058	Bank Fees	\$ -	\$ -	
8075	Insurance	\$ 4,771	\$ 5,500	Expected charges
8085	Legal	\$ 4,000	\$ 4,000	Expected charges
8095	Office Supplies	\$ 250	\$ 250	Expected charges
8098	Tax Preparation	\$ 170	\$ 170	Expected charges
8099	Taxes	\$ 100	\$ 100	Expected charges
8100	Printing - Meeting & Functions	\$ 250	\$ 250	Expected charges
8110	Filing Fees/Annual Report	\$ 65	\$ 90	Expected charges
8150	Website	\$ 247	\$ 500	Expected charges
NEW	Storage Facility SLCA Records & Equipment	\$ -	\$ -	Expected charges
<u>Other Expenses</u>				
9003	Social Expenses	\$ 3,500	\$ 3,500	Expected charges
NEW	Upkeep of Preserve Area Roebelenii Ct	\$ -	\$ 2,500	Expected charges
9015	Wild Hog Control	\$ 3,000	\$ 3,000	Expected charges
9010	Contingency	\$ 5,000	\$ 5,000	Expected charges
9001	Upkeep of Foreclosed Properties	\$ -	\$ -	
Total Operating Budget		\$ 129,536	\$ 142,968	
Paving Reserve:		\$ 18,400	\$ 18,400	
Gate Area Reserve:		\$ 18,400	\$ 18,400	
Mailbox/Lamppost Reserve:		\$ 8,280	\$ 8,280	
General Reserve:		\$ 9,200	\$ 9,200	
Total Reserves Funds		\$ 54,280	\$ 54,280	
Total Operating and Reserves Funds		\$ 183,816	\$ 197,248	
Assessment per Household		\$ 1,998	\$ 2,144	
Increase in budget in 2024 vs. 2023			7.30%	



LANDSCAPE REPORT - NOVEMBER, 2023

Plantings were completed around 3 pump stations.

Plantings around Pindo pump station could not be accomplished to to no irrigation available to sustain growth.

Some represent work is in progress to the Hedge atop the Berm parallel to Pindo. Several dead bushes are permitting pedestrian and golf cart traffic over the Berm.

Plantings will continue in front of both front walls as per plan. Purchase of the plan from Artistree was made and will permit more economical planting during future phases.

ARC REPORT:

Since your September 11, 2023 BOD meeting, the ARC received three requests, and all were approved:

McSwain, Don & Pearl	7431 Roebelenii Ct	9/14/2023	Two new palm trees
Theoharides, Haris & Maria	6804 Areca Blvd	10/8/2023	New pool deck tile
Zerega, Chris & Jodie	6823 Areca Blvd	10/31/2023	New hedge with a gate

Marjorie Anderson
ARC Chair

**SERENOA LAKES COMMUNITY ASSOCIATION
BOD MEETING
November 1, 2023**

1. Gate Committee Report

- a. Back up batteries were replaced
- b. Exit gate opening activation loop was extended to maximum range allowing for earlier triggering of exit gate opening,
- c. Exit gate closing timing sequence was fixed due to accumulated mulch obstruction.
- d. Touch up painting still needs to be completed.

2. Tree trimming report

- a. We will adjust tree trimming for next year to cover all homes in a particular section. Ie. Roebelenii Ct, Paurotis Ct etc

3. Sidewalk repairs

- a. All sections of sidewalk requiring grinding have been completed
- b. Waiting quote on sections that need to be replaced

[Florida urban tree canopy gives oxygen, shade — saves \\$4 billion a year](#)

Trees give us shade to cool off and oxygen to breathe – and they provide Florida cities with \$4 billion in benefits a year, collectively, UF/IFAS researchers say.

These include savings in air pollution removal, stormwater runoff and carbon sequestration and storage, said Andrew Koeser, UF/IFAS associate professor of environmental horticulture.

To reach their findings, UF/IFAS researchers surveyed tree canopies in Florida's metropolitan and micropolitan areas, defined as distinct economic regions having one or more core cities. Florida has 29 such regions, spread out over 51 of its 67 counties. Scientists define tree canopy cover as the percent of a land area covered by leaves and branches when viewed from above.

“Florida is known for its natural resources and beauty, and its urban forests are the most direct connection to nature most of the state's residents have,” Koeser said. “As such, this work is an important first step in monitoring and valuing some of the many things trees do to enhance our lives.”

Koeser and several UF/IFAS colleagues put their assessment into a [new UF/IFAS Extension document](#), in which they outline the many ways urban canopy gives back quantifiable benefits.

To calculate these benefits, UF/IFAS researchers used software known as the [iTree Canopy Model](#) from the U.S. Forest Service. The iTree is a common model [that governments worldwide](#) use to put a value on their urban trees, said Koeser, a faculty member at the UF/IFAS Gulf Coast Research and Education Center in Balm (Hillsborough County), Florida.

This report is part of a statewide urban canopy assessment funded by the Florida Forest Service and the [UF/IFAS Center for Land Use Efficiency](#) (CLUE), and this is the first time anyone has applied the iTree model to get a statewide assessment of the benefits of urban trees.

In the past, UF/IFAS faculty have written similar documents for individual cities like Tampa, Orlando, Fort Lauderdale and [one for Miami-Dade County](#).

“These numbers are broad estimates meant to give folks an idea of the magnitude of the benefits,” Koeser said. “It is an attempt to quantify urban green infrastructure in a way that is comparable to roads, fire truck fleets and other things that cost money and produce benefits.”

<https://blogs.ifas.ufl.edu/news/2020/11/12/florida-urban-tree-canopy-gives-oxygen-shade-saves-4-billion-a-year/#:~:text=Trees%20give%20us%20shade%20to%20cool%20off%20and,Andrew%20Koeser%2C%20UF%2FIFAS%20associate%20professor%20of%20environmental%20horticulture.>