

SERENOA LAKES

RURAL HERITAGE ESTATES

Serenoa Lakes Community Association Minutes of the Annual Meeting

Date/Time: December 4, 2023, at 7:00 PM

Location: Serenoa Golf Club, 6773 Serenoa Drive, Sarasota, FL

The Annual 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, President; Dave Anderson, Vice President; Peter Balint, Vice President; Michelle Carpenter, Treasurer; and Rene' North, Secretary.

The following owners were present: Abbott (44), Albin (9), Backman (90), Bolam (66), Dean (3), Garvin (10), Greene (61), Gresham (77), Hodges (18), Lavezzorio (78), Leins (42), Mack (56), McCarthy (39), O'Toole (11), Schou (35), Watts (36), Weisenborne (69)

The following submitted proxies: Jeanie English (25), Eileen McGrath (75)

Call to Order and Roll Call: Director Lanser, President, called the meeting to order at 7:11 PM; Director North counted role and established that a quorum was not achieved with 22 owners present and 2 proxies received (28 owners/proxies must be present).

Proof of Notice: The notice was mailed/mailed to all owners on November 17, 2023; it was also posted at the entrance of Serenoa Lakes on December 2, 2023.

Since the quorum could not be reached, no official business was conducted. Director Lanser proceeded to verbally advise the owners of the accomplishments within the community and updating the owners of the status of projects. Owners were permitted to openly ask questions and the board directors answered each question.

Election of Directors: Due to the failure to meet quorum, the officers from the previous year continue in their positions. The officers are noted above.

Owner Comments: Joe McCarthy requested the Board investigate installing solar panels on the small parcel owned by our community off Roebelenii Court.

Adjournment: There not being any other business to come before the Board and upon a motion duly made by Director Lanser to adjourn, seconded by Director North and unanimously carried, the President declared the meeting adjourned at 8:43 PM.

Respectfully submitted,
René North, SCLA Secretary

Attachments:

2023 Annual Meeting Agenda
2024 Approved Serenoa Lakes Community Association Budget
2023 Annual Meeting Attendance Sheets

Notice of Annual Homeowners Meeting Serenoa Lakes Community Association, Inc.

When: Monday, December 4, 2023

Time: 7:00 p.m.

Where: Serenoa Country Club Restaurant

Agenda:

Details as per By-laws include:

1. Calling of the role and certifying proxies
2. Proof of notice of meeting or waiver of notice
3. Reading or waiver of reading the minutes for the December 2022 Annual HOA Meeting
4. Reports of Officers
5. Reports of Committees
6. Appointment by Chairman of inspectors for election
7. Election of Directors for two-year terms
8. Unfinished business
9. New business
10. Adjournment

We look forward to seeing you on December 4, 2023.

In the event you are unable to attend the meeting, we have included a proxy that will allow someone else to vote for you. So, if you won't be joining us, please give your proxy to a Board member or someone else who will be attending the meeting.

	A	B	C	D
1	Acct #	Budget Line Item	2023 Budget \$	2024 Budget
2				
3	7001	Electric	\$ 4,200	\$ 8,000
4	7003	Telephone	\$ 700	\$ 700
5	7004	Entry Way Flags	\$ 100	\$ 128
6	7005	Gate Maintenance & Repair	\$ 1,000	\$ 1,000
7	7010	Guard House Maintenance & Repair	\$ 250	\$ 250
8	7011	Guard House Pest Control	\$ 218	\$ 240
9	7012	Lighting Maintenance/Street Lights	\$ 1,000	\$ 1,000
10	7013	New Common Area Plants	\$ 5,000	\$ 10,700
11	7015	Seasonal Decorations	\$ 500	\$ 500
12	7016	Common Areas Enhancements	\$ 15,000	\$ 7,500
13	7020	Security Camera System Maint./Additions	\$ 400	\$ 400
14				
15				
16		Common Area Maintenance		
17	7032	Fertilizing	\$ 5,580	\$ 6,250
18	7035	Irrigation System Maintenance & Repair	\$ 2,000	\$ 7,000
19	7041	Sidewalk/Curb/Gutter Cleaning	\$ 4,000	\$ 4,000
20	7043	Sidewalk Repair & Maintenance	\$ 5,000	\$ 5,000
21	7044	Mowing -Wetlands/Outparcel	\$ 10,260	\$ 10,260
22	7045	Mowing -Common Area	\$ 20,700	\$ 23,100
23	7046	Mulch	\$ 5,775	\$ 7,080
24	7047	Tree Trimming	\$ 10,000	\$ 13,000
25	7049	Backflow Preventer Testing	\$ -	\$ -
26	7052	Lake Water Quality/Plant Control	\$ 6,000	\$ 6,000
27	7057	Lake Fountain Maintenance Contract/Repair	\$ -	\$ -
28	7059	Lake Plants and Fish	\$ -	\$ -
29	7060	Water Augmentation Fees	\$ 8,000	\$ -
30				
31		Professional		
32	8000	Other Professional	\$ -	\$ -
33	8052	Accounting Services	\$ 2,500	\$ 6,000

	A	B	C	D
34	8058	Bank Fees		\$ -
35	8075	Insurance	\$ 4,771	\$ 5,500
36	8085	Legal	\$ 4,000	\$ 4,000
37	8095	Office Supplies	\$ 250	\$ 250
38	8098	Tax Preparation	\$ 170	\$ 170
39	8099	Taxes	\$ 100	\$ 100
40	8100	Printing - Meeting & Functions	\$ 250	\$ 250
41	8110	Filing Fees/Annual Report	\$ 65	\$ 90
42	8150	Website	\$ 247	\$ 500
43	NEW	Storage Facility SLCA Records & Equipment		\$ -
44				
45		<u>Other Expenses</u>		
46	9003	Social Expenses	\$ 3,500	\$ 3,500
47	NEW	Upkeep of Preserve Area Roebelenii Ct	\$ -	\$ 2,500
48	9015	Wild Hog Control	\$ 3,000	\$ 3,000
49	9010	Contingency	\$ 5,000	\$ 5,000
50	9001	Upkeep of Foreclosed Properties	\$ -	\$ -
51				
52		Total Operating Budget	\$ 129,536	\$ 142,968
53				
54		Paving Reserve:	\$ 18,400	\$ 18,400
55		Major Expenses Reserve:	\$ 18,400	\$ 18,400
56		Mailbox/Lamppost Reserve:	\$ 8,280	\$ 8,280
57		Restorative Reserve:	\$ 9,200	\$ 9,200
58				
59		Total Reserves Funds	\$ 54,280	\$ 54,280
60				
61		Total Operating and Reserves Funds	\$ 183,816	\$ 197,248
62				
63		Assessment per Household	\$ 1,998	\$ 2,144
64				
65		Increase in budget in 2024 vs. 2023		7.30%

24

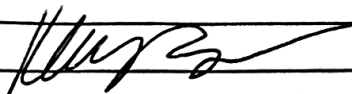

2023 SLCA HOA Meeting Attendance

Lot #	Name	Address	Attending
41	Aanstoots, Joanne	7462 Shauna Ct	
44	Abbott, Peter & Marcy	7449 Shauna Ct	<i>Peter Abbott</i>
9	Albin, Jim & Elaine	6837 Areca Blvd	<i>Jim Albin</i>
2	Anderson, David & Marjorie	7423 Paurotis Ct	<i>David & Marjorie Anderson</i>
59	Appold, Kevin & Reid Kagihara	7465 Paurotis Ct	
90	Backman, Michael & Karie	7480 Roebelenii Ct	<i>Michael Backman</i>
34	Baker, Robert & Jean	6816 Areca Blvd	
21	Balint, Peter & Marilyn Zittel	6793 Areca Blvd	<i>Peter - here</i>
7	Barr, Fred	6847 Areca Blvd	
19	Becker, Michael & Kristian	6805 Areca Blvd	
71	Blackstone, Chan	6821 Pindo Blvd	
66	Bolam, Charles & Olena	7468 Cabbage Palm Ct	<i>Charles Bolam</i>
72	Bowman, Tom & Betty	6827 Pindo Blvd	
86	Buttle, Cory & Amy	7460 Roebelenii Ct	
54	Carpenter, Chuck & Michelle	7454 Paurotis Ct	<i>Michelle Carpenter</i>
81	Clark, Russ & Lori	7430 Roebelenii Ct	
74	Conley, Marc & Linda	7467 Roebelenii Ct	
46	Connor, Mike & Joyce	6840 Areca Blvd	
58	Cooney, Gregory & Anne	7471 Paurotis Ct	
85	Culp, Mark & Betsy Day	7454 Roebelenii Ct	
15	Cummings, Bruce	7429 Spinosa Ct	
3	Dean, Stanley & Diane	7426 Paurotis Ct	<i>Diane Dean</i>
22	DeMaio, Neal & Leidy	6787 Areca Blvd	
8	Detweiler, Bob & Sharon	6841 Areca Blvd	
92	Di Pardo, Florencia & Santiago	7473 Roebelenii Ct	
1	Dicerbo, Tony & Michele	7429 Paurotis Ct	
73	Durrett, Scott & Heather	6835 Pindo Blvd	
65	Eisenarcher, Matt & Brooke	7462 Cabbage Palm Ct	
25	English, Jeanne	6769 Areca Blvd	<i>PROXY RENE NORTH</i>
49	Fadell, Ronald & Huda	6858 Areca Blvd	
69	Fischer, John & Jim Weisenborne	7459 Cabbage Palm Ct	<i>Weisenborne</i> ✓
10	Garvin, Ron & Linda	6833 Areca Blvd	<i>Garvin</i>
91	Gill, Ed & Janice	7479 Roebelenii Ct	
27	Goldberg, Mitch & Nanette	6774 Areca Blvd	
5	Graham, Peter & Strong, Susan	6859 Areca Blvd	
61	Greene, Bert	7453 Paurotis Ct	<i>Bert Greene</i>
77	Gresham, Scotty & Kindel	7449 Roebelenii Ct	<i>Kindel</i>

2023 SLCA HOA Meeting Attendance

<u>Lot #</u>	<u>Name</u>	<u>Address</u>	<u>Attending</u>
26	Hennick, Steve & Dorothy	6768 Areca Blvd	
89	Hodas, Luke & Cynthia	7474 Roebelenii Ct	
18	Hodges, James & Rose Marie	7428 Spinosa Ct	<i>[Signature]</i>
48	Horowitz, David & Patty	6852 Areca Blvd	
14	Kelly, Pam	6811 Areca Blvd	
57	Kibel, Erica	7472 Paurotis Ct	
87	Koltun, Arkady & Ksenia	7466 Roebelenii Ct	
16	Laiprasert, Jirapun & Pawana	7423 Spinosa Ct	
20	Lanser, Steven & Susan	6799 Areca Blvd	<i>Steve & Susan</i>
78	Lavezzorio, Mike & Nancy	7443 Roebelenii Ct	<i>Mike & Nancy</i>
33	Leech, Tim & Elaine	6810 Areca Blvd	
42	Leins, Shawn & Lori	7461 Shauna Ct	<i>[Signature]</i>
56	Mack, Del & Carolyn	7466 Paurotis Ct	<i>Crush</i>
53	Martino, Gaspare & Tobi	7448 Paurotis Ct	
47	Mastropieri, Larry & Nancy	6846 Areca Blvd	
88	McAninch, Si & Shannon	7470 Roebelenii Ct	
31	McCall, John & Sandy	6798 Areca Blvd	
39	McCarthy, Joe & Rene	7450 Shauna Ct	<i>Joe McCarthy</i>
55	McCord, Gary	7460 Paurotis Ct	
79	McEvoy, Donald & Kathleen	7437 Roebelenii Ct	
75	McGrath, Kevin & Eileen	7461 Roebelenii Ct	<i>Proxy - Rene North</i>
40	McNamara, Patrick & Angela	7456 Shauna Ct	
80	McSwain, Don & Pearl	7431 Roebelenii Ct	
37	Medici, Art	6834 Areca Blvd	
70	Meehan, Daniel & Megan	6815 Pindo Blvd	
29	Mei Wei Hua & Luo Hui	6786 Areca Blvd	
64	Mitchell, Benjamin & Kristin	7458 Cabbage Palm Ct	
83	Mooney, Seth & Ann	7442 Roebelenii Ct	
68	Munroe, John & Antje	7463 Cabbage Palm Ct	
30	Murphy, Don & Jean	6792 Areca Blvd	
24	Mursch, Andrew	6775 Areca Blvd	
45	Newmark, Ron & Lauraine	7443 Shauna Ct	
51	Nguyen, Thach & Angela	6870 Areca Blvd	
76	North, Gary & Rene'	7455 Roebelenii Ct	<i>Rene North</i>
11	O'Toole, Larry & Alice	6829 Areca Blvd	<i>Gary O'Toole</i>
62	Ralph, Donald & Weaver, Ralph	7447 Paurotis Ct	
62	Ralph, Donald & Weaver, Ralph	7447 Paurotis Ct	

2023 SLCA HOA Meeting Attendance

<u>Lot #</u>	<u>Name</u>	<u>Address</u>	<u>Attending</u>
63	Ryder, Jon & Barbara	7441 Paurotis Ct	
35	Schou, Steve & Kelly	6822 Areca Blvd	
84	Sheynkman, Aleksander	7448 Roebelenii Ct	
13	Snyder, Jeff	6817 Areca Blvd	
17	Soule, Carson	7422 Spinosa Ct	
6	Spencer, David & Tracy	6853 Areca Blvd	
38	Swiatkowski, John & Therese	7444 Shauna Ct	
60	Taspek, Levent & Doreen	7459 Paurotis Ct	
82	Taylor, Bob & Cindy	7436 Roebelenii Ct	
32	Theoharis Theoharides & Maria	6804 Areca Blvd	
67	Tomasso, Chris & Melissa	7467 Cabbage Palm Ct	
28	Trinchetto, Tom & Cheri	6780 Areca Blvd	
43	Tsai, Wesley & Allison	7455 Shauna Ct	
4	Vedadi, David & Nazil	7430 Paurotis Ct	
50	Vollmer, Chuck & Debby	6864 Areca Blvd	
52	Wang Lee & Sarah	7442 Paurotis Ct	
23	Wang Qingchun & Juan Peng	6781 Areca Blvd	
36	Watts, Doug & Melba	6828 Areca Blvd	
12	Zerega, Chris & Jodie	6823 Areca Blvd	