

SERENOA LAKES

RURAL HERITAGE ESTATES

Serenoa Lakes Community Association

Minutes of Board of Directors Meeting

Date/Time: February 25, 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: Steve Lanser, Dave Anderson, Peter Balint (via telephone), René North, and Maria Theoharides.

Owners in attendance: Marjorie Anderson, Diane Dean, and Kelly Schou.

Call to Order and Roll Call: Director North, Secretary, called the meeting to order at 7:02 PM; she 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 March 23, 2025, with agenda.

Approval of Meeting Minutes: Director Lanser made a ***motion*** to approve the Board meeting minutes of November 6, 2024, as written. Director Anderson seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Theoharides], and the motion carried.

Reports of Officers and Committees:

- **Treasurer's Report:** Director Theoharides provided a written report which is attached to these official minutes. Director Anderson requested Director Theoharides to make arrangements to move funds from the mailbox (\$5,000) and paving (\$23,000) reserve checking accounts to Edward Jones for placement into CDs to earn interest income.

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: Carolyn Mack sent a text advising that the joint Serenoa Lakes/Serenoa block party was successful. The holiday party will be held at Heritage Oaks on December 13, 2025; it was suggested we combine our party with Serenoa's function.
- c. Landscape Committee Report: Director Lanser gave a verbal report with the Landscape Chairperson, Diane Dean. The spring flowers have been installed at the entrance (pink and white impatiens). New ligustrums have been installed behind the guard shack; more work will be completed on this divider. Landscape Chairperson, Diane Dean provided a written report which is attached to these official minutes.
- d. Gate Committee Report: Director Balint provided a written report which is attached to these official minutes.
- e. Tree Trimming Report: Director North advised that RAW Tree Service was scheduled to begin the Spring street oak tree trimming but had to postpone the work due to employees being ill. They completed the trimming on lots 1 – 4 on the north end of Paurotis. They are scheduled to return on March 10; they will be trimming all the trees on both sides of Areca Boulevard from Ibis to Pindo.
- f. Sidewalk Committee Report: Director Balint provided a written report which is attached to these official minutes.

Unfinished Business:

- a. Maintenance/Compliance Review: Nothing new to report.
- b. Preserve Area 702 (Behind Lots #17 and #80): Director Balint reported a survey of the area was completed and staked out. He requested a meeting and walk through with Andean Lipstein (Sarasota County) and a new vendor to determine what more we have to complete to close this issue.
- c. Community Directory: Director Anderson reported he will work with Director North to update the directory after he completes the project to update the governing docs with our community attorney.
- d. Water Use Permit: Director Anderson reported that all paperwork to obtain Water Use Permits for our four wells to keep our lakes at needed levels throughout the year to prevent lake shoreline erosion has been submitted to SWFWMD.
- e. Replacement Street Light Globes: Director Balint provided a written report which is attached to these official minutes.
- f. Beneficial Ownership Information (BOI)/FinCEN filing: Filing this document is not required until July 1, 2025. The requirement for Homeowner's Association volunteers may be rescinded by the current administration.

New Business:

- a. BOD's Officer Positions for 2025: *A motion was made by Director Anderson that all Board members retain their current positions on the SLCA Board for the calendar year 2025.* Director Lanser seconded the motion. It was unanimously approved [Theoharides, Balint, Anderson, Lanser, North], and the motion carried.
- b. Illegal Fishing Enforcement: Director Anderson will host a meeting on February 27 with the "fishing enforcement group" to outline how we will handle illegal people fishing in our lakes going forward. He will write a letter to Sheriff Hoffman to inform him of the surge in outsiders trespassing on our private property and illegal fishing activity. He will confirm the correct phone number to call for assistance. Many of these trespassers are from Grand Park; Pat Neal is aware of this issue and wants this to stop. Director Anderson will send letters to Grand Park, Serenoa, and Rivo Lakes advising them they are not permitted to fish in our lakes.
- c. Street Drains: Director Anderson advised that a company was hired to clean our 46 street drains which had significant debris from the recent hurricanes and tropical storms. Funds from our 2024 budget were used for this task. Some drains are in disrepair; Shawn Leins will obtain a quote to have them repaired before hurricane season begins on June 1.
- d. Updating SLCA Governing Docs: Director Anderson will start working with our community attorney on updating the community governing docs. A draft of these documents will be sent to all homeowners for review/comments.
- e. Lawn/Landscaping Vendor: Director Anderson will work with Director Lanser and Diane Dean (Landscape Committee Chairperson) to identify a new landscaping company to care for our community common areas.
- f. Community Security: Director Anderson reported that based on the increase in dwelling units near our community, it is important to create a plan to harden the perimeter. When the MURT is built mid-2026 on the east side of Ibis, we will make a request to the county to allow us to remove our sidewalks adjacent to Ibis Street and consider building a wall at that time. The hedgerow along the southern border on the Pindo berm of our property has not done well due to lack of water. We need to come up with another way to secure the berm so golf carts and bicycles cannot drive through.

- g. Future Project Discussion: Director Anderson asked Director Lanser to check the valves on the well pumps to confirm they are set properly because there was an increase in electricity this past month. He also requested that the two new FPL accounts for the Pindo and Roebelenii well pumps be merged into our existing FPL account for all other electrical devices in the common areas.

Owner Comments/Questions: Kelly Schou voiced her concern over the number of new residents near our community which creates new security issues that need to be addressed.

Date of next Board Meeting: The next two Board of Director's meetings are scheduled for Wednesday, May 21 and Wednesday, September 17, 2025.

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 Balint and unanimously carried, the Secretary declared the meeting adjourned at 8:27 PM.

Respectfully submitted,
René North, SCLA Secretary

Attachments:

- Treasurer's Report
- ARC Report
- Peter Balint Report
- BOI Update
- Landscape Report

Approved 5.28.25

SLCA Treasurer's Report February 25, 2025

	<u>11/6/24</u>	<u>12/4/24</u>	<u>2/25/25</u>	<u>Change</u>
<u>Operating Account</u>				
Checking - BOA Acct #7688	<u>\$ 62,945</u>	<u>\$ 56,478</u>	<u>\$ 134,300</u>	<u>\$ 77,823</u>
<u>Reserves</u>				
Assessment Reserves BOA - Acct #6836	\$ 25,734	28,749	27,669	\$ (1,080)
Major Expense Reserves - BOA Acct #8381	\$ 9,153	\$ 8,914	\$ 22,450	\$ 13,535.90
Major Expense Reserves EJ Acct #2880	\$ 15,525	\$ 15,511	\$ 15,503	\$ (9)
Total Major Expense Reserves	<u>\$ 24,678</u>	<u>\$ 24,425</u>	<u>\$ 37,953</u>	<u>\$ 13,527</u>
Mailbox Reserves - BOA Acct #6813	\$ 3,035	\$ 3,035	\$ 8,578	\$ 5,543
Mailbox Reserves EJ Acct #2881	\$ 80,266	\$ 80,219	\$ 82,271	\$ 2,051
Total Mailbox Reserves	<u>\$ 83,301</u>	<u>\$ 83,254</u>	<u>\$ 90,849</u>	<u>\$ 7,594</u>
Paving Reserves - BOA Acct #6826	\$ 5,841	\$ 5,841	\$ 31,331	\$ 25,490
Paving Reserves EJ Acct #2833	\$ 214,778	\$ 214,568	\$ 214,404	\$ (164)
Total Paving Reserves	<u>\$ 220,619</u>	<u>\$ 220,409</u>	<u>\$ 245,735</u>	<u>\$ 25,326</u>
Restorative Reserves - BOA Acct #4992	<u>\$ 18,430</u>	<u>\$ 10,092</u>	<u>\$ 19,432</u>	<u>\$ 9,340</u>
Total Reserves	<u>\$ 372,761</u>	<u>\$ 366,929</u>	<u>\$ 421,637</u>	<u>\$ 54,708</u>
Bank of America	\$ 125,138	\$ 113,108	\$ 243,760	\$ 130,652
Total Edward Jones	<u>\$ 310,568</u>	<u>\$ 310,299</u>	<u>\$ 312,178</u>	<u>\$ 1,879</u>
Total Funds	<u>\$ 435,706</u>	<u>\$ 423,407</u>	<u>\$ 555,938</u>	<u>\$ 132,531</u>

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

Since your November 6, 2024 BOD meeting, the ARC received six requests, and all were approved:

Breitman, Steve & Sherry	7444 Shauna Ct	11/14/2024	Pavers driveway and pool deck
Atanassov, John & Lisa Ann	6835 Pindo Blvd	11/15/2024	House exterior repaint
Garvin, Linda	6833 Areca Blvd	11/30/2024	House exterior repaint
McEvoy, Donald & Kathleen	7437 Roebelenii Ct	11/14/2024	Landscape renovation
Balint, Peter & Marilyn Zittel	6793 Areca Blvd	2/20/2025	House exterior repaint
Abbott, Peter & Marcy	7449 Shauna Ct	2/24/2025	Tile roof replacement

Marjorie Anderson

ARC Chair

SLCA BOD MEETING REPORT

Peter Balint

February 25, 2025

Gate committee report

1. Gates have been programmed to be open from 7am to 9am to allow expeditious exit entry for parents with kids that need to be driven to school bus stops. (Mon-Fri)
2. An operating entry handle was added to the pedestrian gate to keep it from flapping in the breeze
3. Signs were placed at the pedestrian gate and the walk through to Serenoa, reminding dog owners that pets must be on a leash and to pick up after their dogs.

Sidewalk committee report

1. Contacted our vender to review our sidewalks for grinding and replacement. There is considerable damage to the walk running north of the gate out to Ibis street. I believe a lot of this is due to heavy mower and golf cart traffic. The soil under the walks is not stable in many places and gets washed out by rain or sprinklers and then breaks under load.
2. Our vendor is very busy and I'm looking to get him in as soon as possible.



New Street Lights

1. After repeated attempts to get an alternative street light that was not damaged in shipping, I have ordered 7 more lights to match the one on the SE corner of Ibis and Areca.
2. Once they arrive, Steve and I will work on replace the existing lights.

Preserve Area 702 update

1. Survey of the area was completed and staked out. I have requested a meeting and walk through with Andrean Lipstein and a new vendor to determine what more we have to do to close this issue.

Where Can I Learn More?



You can find guidance materials and additional information by scanning the QR code or visiting www.fincen.gov/boi.

Sign up for [FinCEN Updates](#) to receive immediate email updates on Beneficial Ownership.



This brochure is explanatory only and does not supplement or modify any obligations imposed by statute or regulation.

Please also note that the reporting requirements for certain individuals and entities have been affected by a federal court ruling. For additional information, please see www.fincen.gov/boi to learn more.

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An Introduction to Beneficial Ownership Information Reporting



In 2021, Congress enacted the bipartisan Corporate Transparency Act to curb illicit finance. This law requires many companies doing business in the United States to report information about who ultimately owns or controls them.



U.S. Department of the Treasury
Financial Crimes Enforcement Network
www.fincen.gov/boi

New Federal Reporting Requirement for Beneficial Ownership Information (BOI)

Effective January 1, 2024, many companies in the United States must report information about their beneficial owners—the individuals who ultimately own or control the company—to the Financial Crimes Enforcement Network (FinCEN), a bureau of the U.S. Department of the Treasury.

Filing is simple, secure, and free of charge. Beneficial ownership information reporting is not an annual requirement. Unless a company needs to update or correct information, a report only needs to be submitted once.

Be sure to review FinCEN's [Small Entity Compliance Guide](#), which provides information to help small businesses comply with this reporting requirement.

Who Has to Report?

Companies required to report are called **reporting companies**. Reporting companies may have to obtain information from their beneficial owners and report that information to FinCEN.



Your company may need to report information about its beneficial owners if it is:

1. a corporation, a limited liability company (LLC), or was otherwise created in the United States by filing a document with a secretary of state or any similar office under the law of a state or Indian tribe; or
2. a foreign company and was registered to do business in any U.S. state or Indian tribe by such a filing.

Who Does Not Have to Report?

Twenty-three types of entities are exempt from beneficial ownership information reporting requirements, including publicly traded companies, nonprofits, and certain large operating companies.



FinCEN's [Small Entity Compliance Guide](#) includes checklists for each of the 23 exemptions that may help determine whether your company qualifies for an exemption. Please review Chapter 1.2 of the Guide for more information.

How Do I Report?

Reporting companies report beneficial ownership information electronically through FinCEN's website: www.fincen.gov/boi. The system provides a confirmation of receipt once a completed report is filed with FinCEN.

When Do I Report?

FinCEN began accepting reports on January 1, 2024.

- If your company was created or registered prior to January 1, 2024, you will have until January 1, 2025 to report BOI.
- If your company is created or registered in 2024, you must report BOI within 90 calendar days after receiving actual or public notice that your company's creation or registration is effective, whichever is earlier.
- If your company is created or registered on or after January 1, 2025, you must file BOI within 30 calendar days after receiving actual or public notice that its creation or registration is effective.
- Any updates or corrections to beneficial ownership information that you previously filed with FinCEN must be submitted within 30 days.

The Landscape committee removed front dead plants and replaced new flowers and plants at the front entrance. Removed dead foliage from area behind guard shack and replaced new plants according to plan. We removed the wooden planter box that had rotted and replaced it with new plants on Areca Blvd. We used last year's budget and moving forward we will be using this year's budget. Future planting will be as planned.

Diane Dean,
Chair of landscape committee