

# SERENOA LAKES

RURAL HERITAGE ESTATES

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## Serenoa Lakes Community Association Minutes of the Annual Homeowners Meeting

Date/Time: December 3, 2025, at 7:00 PM

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

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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, Peter Balint, and René North. Dave Anderson attended by telephone. Steve Schou was absent.

A letter from President Anderson was ready by Director Balint welcoming the owners to the Annual Meeting.

**Call to Order and Roll Call:** Director North, Secretary, called the meeting to order at 7:04 PM; homeowner Kindel Gresham confirmed that a quorum was achieved with 22 owners present and 8 proxies submitted.

We welcome the new owners to our community:

- Brett and Joanne Price
- Roger and Samantha Tichenor

**Proof of Notice:** The notice was sent to all owners on November 19, 2025, and posted at the entrance of Serenoa Lakes on December 1, 2025, with agenda.

**Approval of Meeting Minutes:** *Melba Watts made a **motion** to approve the Board meeting minutes of December 4, 2024, as written. Eileen McGrath seconded the motion. It was approved unanimously, and the motion carried.*

The Serenoa Lakes Community Directory was updated and will be distributed in the next seven days. Owner Karie Backman sponsored this document; we thank her for this donation.

### **Reports of Officers and Committees:**

- a. **2025 Maintenance, Repairs, Additions:** The common area palms and oak trees were trimmed at the entrance, fresh mulch was installed in the common areas at the entrance, sidewalks and road gutters were cleaned in November, an electronic lock was installed on the pedestrian gate by the entrance, the entrance sign lights were repaired, we replaced all the street lights with LED, and the fountain lights will be replaced and the irrigation system repaired.
- 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. An inspection will occur in December.

- c. **Street Oak Tree Maintenance:** In the spring, 131 oaks were trimmed on Areca Boulevard and 38 common area trees. In the fall, the entrance palm trees were trimmed; one Grand Oak and one palm tree were cut down as they were infected with Ganoderma disease.

Note: Once an oak tree has grown to a minimum 30" caliper, it is considered a "Grand Oak" and a Sarasota County permit is required to cut it down, even if it is on your private property.

The Street Oaks will be trimmed between January 28-30, 2026, on the following streets:

- Paurotis Court (south)
- Shauna Court
- Roebelenii Court
- Cabbage Palm Court

Owners with special requests should plan on being home to direct the tree service, if necessary. If owners do NOT want their trees trimmed, contact Rene'.

- d. Sidewalk Committee: The sidewalk along Ibis Street had multiple locations that had to be replaced as they were a trip hazard. This was completed in November 2025.
- e. Irrigation: The submersible pump failed in the old irrigation well and could not be repaired. We capped and decommissioned it. A rebate is pending from the State of Florida for capping this well. A new well was installed near the South Lake and is serving the common area irrigation.
- f. Architectural Review Committee: Committee Chair, Marjorie Anderson, reported that 15 requests were approved in the past 12 months. A reminder to submit forms to her at [mha7423@gmail.com](mailto:mha7423@gmail.com). A copy of the ARC form is available from the web site, or she will send it to you upon request.
- g. Landscape Committee: Committee Chair, Diane Dean reported: 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. Four ligustrums were planted to replace the buttonwoods destroyed by Milton. One hundred poinsettias were planted at the entrance for the holiday season. A hedge row of pitch apple was installed south of the entrance along the South Lake to serve as a barrier between our community and Ibis Street.
- h. Social Committee: Committee Chair, Carolyn Mack reported that multiple social events took place throughout the year, including Trivia Pursuit night with Serenoa, Children's Halloween Party, we joined Serenoa's Block Party, Children's Holiday Party, Joint Serenoa Lakes/Serenoa Holiday Party, and we collected donations of \$2,725 from 14 Serenoa Lakes families for All Faith's Food Bank. Remember to sign up for the upcoming holiday dinner at Heritage Oaks on December 13 and the ladies' luncheon on December 19.
- i. Gate Committee: Peter Balint reported he continues to complete routine maintenance on the gates, replaced the modem, installed an electronic lock on the pedestrian gate, and processed tag requests.
- j. Security-Safety-Fishing Committee: This committee was created due to the dramatic increase of homes and traffic on Ibis Street. This committee will provide recommendations to the Board on Security and Safety improvements. They will liaise with the Sarasota County Sheriff on trespass and traffic issues.

During 2025, the following was accomplished: Joint meeting with SRQ County Sheriff's Department and Serenoa on how to address trespassers fishing in our ponds, establish an SOP for dealing with trespassers, worked with Grand Park to replant and irrigate bushes on the berm between our communities along Pindo Boulevard to discourage people from crossing, recommended the pitch apple hedge be planted on the south side of our entrance, and recommended placing the electronic lock on the pedestrian gate.

- k. Water Augmentation System: Shawn Leins continues to work with consultant to get proper SWFMD well permits (Water Use Permit [WUP], Environmental Resource Planning [ERP]) and establishing proper float heights for each well.

⇒ Tract 702: As reported last year, the County has strict rules on what may be done to the preserve 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 must pay quarterly to maintain Tract 702.

History: In February 2022, Sarasota County notified the SLCA Board about an encroachment in Tract 702 adjacent to lot 80 off Roebelenii. The county requested a Restoration Plan; the plan was approved in May 2022. The restoration efforts were funded by the owners of lot 80 and completed in October 2022. The SLCA Board managed the maintenance of this area through a vendor, but it failed to thrive. In June 2024, the owners of lot 80 filed a complaint with the County which triggered another inspection. This inspection identified that Tract 702 was still not in compliance, and an additional encroachment on Tract 702 was identified behind lot 17 off Spinosa. The Board hired a new Environmental Consultant for the required (and second) larger restoration plan to include the area behind lot 17. The owners of lots 80 and 17 are funding the restoration. The SLCA Board is now required to manage the required maintenance and quarterly reporting to the County. A copy of the affected areas is attached.

- I. Treasurer’s Report: Treasurer Theoharides recently resigned for personal reasons. Steve Schou was appointed as the Treasurer; he is a semi-retired bank executive. A report on the status of the Serenoa Lakes financials was displayed. A copy of the approved 2026 budget is attached to these official minutes. This shows two major operating expense increases: electric increased \$10K due to the new wells; Tract 702 special reporting and surveillance increased \$9K. As of today, we have \$385,671 in our Reserve funds. We earned \$13,408 in our Reserve funds by investing in CDs.

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**: After asking homeowners for volunteers to join the SLCA Board of Directors, no one volunteered.

- A **motion** was made by Peter Abbott and seconded by Don McEvoy to appoint Steve Lanser to the SLCA for a two-year term. It was approved unanimously, and the motion carried.
- A **motion** was made by Don McEvoy and seconded by Scotty Gresham to appoint Gary North to the SLCA Board for a two-year term. It was approved unanimously, and the motion carried.

**Unfinished Business**:

- Governing Doc update: Dave Anderson has been working with the community law firm to update the governing docs. The attorney’s office advised him today that the first draft will be sent to him next week. The draft will be reviewed by the Board and then forwarded to the owners for review/comments. A special meeting will be scheduled to discuss and vote on the updated document.

**New Business**: None.

**Owner Comments/Questions**:

Various questions and comments were made, including the following topics:

- ⇒ A letter from Carolyn Mack of the Social Committee was read. She is resigning as the Chairperson after 10 years of service. She is disappointed the budget for social activities was cut completely, and that no one from the Board advised her.

- ⇒ Scotty Gresham voiced concern about the moss in all the trees along Pindo. He is afraid they will be choked out, and we'll have to pay to replace them.
- ⇒ Mike Lavezzorio questioned why we couldn't use the fob to open the gates and are required to only use stickers. Years ago, the Board decided it was safer to have the cars slow down and wait for the gate to open to enter. Owners with a fob would open the gate as they approached the community and drive at high speeds through the gate. In addition, if you open the gate before you've entered the community, you may allow others who are waiting to enter who may not belong here.
- ⇒ A couple of owners voiced concern over the speed of vehicles on Ibis Street, requested more speed limit signs be added.

**Adjournment:** There not being any other business to come before the Board and upon a motion duly made by Joe McCarthy to adjourn, seconded by Peter Abbott and unanimously carried, the Secretary declared the meeting adjourned at 7:59 PM.

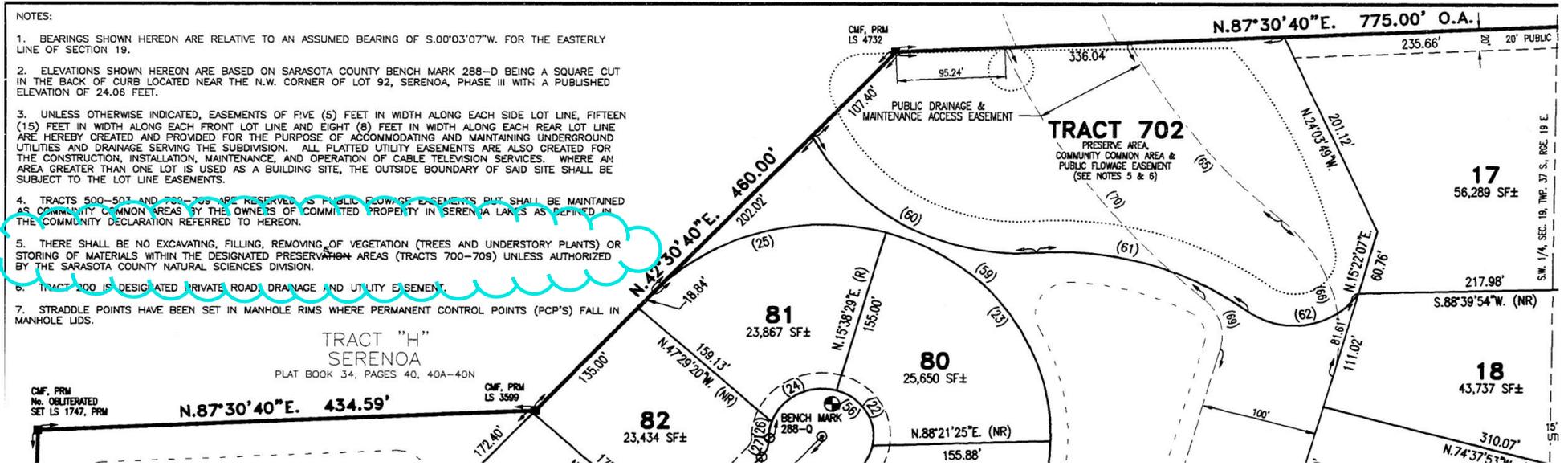
Respectfully submitted,  
René North, SCLA Secretary

Attachments: Approved 2026 SLCA Budget  
Tract 702 – affected area

Acct #	Budget Line Item	2025 Budget	2026 Budget
7001	Electric	\$ 8,000	\$ 18,000
7003	Telephone	\$ 650	\$ 650
7004	Entry Way Flags	\$ 150	\$ 100
7005	Gate Maintenance & Repair	\$ 1,500	\$ 1,500
7010	Guard House Maintenance & Repair	\$ 320	\$ 250
7011	Guard House Pest Control	\$ 300	\$ -
7012	Lighting Maintenance/Street Lights	\$ 1,600	\$ 1,000
7013	New Common Area Plants	\$ 2,500	\$ 4,000
7015	Seasonal Decorations	\$ 500	\$ 200
7016	Entry Way Enhancement	\$ 2,000	\$ 3,000
7020	Security Camera System Maint./Additions	\$ 500	\$ 500
NEW	Security Committee		\$ 1,000
<b><u>Common Area Maintenance</u></b>			
7032	Fertilizing	\$ 6,250	\$ 6,250
7035	Irrigation System Maintenance & Repair	\$ 2,000	\$ 2,000
7041	Sidewalk/Curb/Gutter Cleaning	\$ 4,000	\$ 4,200
7043	Sidewalk Repair & Maintenance	\$ 5,000	\$ 6,000
7044	Mowing -Wetlands/Outparcel	\$ 10,800	\$ 10,800
7045	Mowing -Common Area	\$ 25,800	\$ 25,800
7046	Mulch	\$ 8,100	\$ 8,100
7047	Tree Trimming	\$ 15,000	\$ 14,000
7049	Backflow Preventer Testing	-	\$ -
7052	Lake Water Quality/Plant Control	\$ 6,000	\$ 6,800
7057	Lake Fountain Maintenance Contract/Repair	-	\$ 2,000
7059	Lake Plants and Fish	-	\$ -
7060	Water Augmentation Fees	-	\$ -
<b><u>Professional</u></b>			
8000	Other Professional	-	\$ -
8052	Accounting Services	\$ 5,000	\$ 7,200
8058	Bank Fees	-	\$ -
8075	Insurance	\$ 5,000	\$ 5,200
8085	Legal	\$ 7,000	\$ 5,000
8095	Office Supplies	\$ 250	\$ 250
8098	Tax Preparation	\$ 250	\$ 250
8099	Taxes	\$ 3,500	\$ 2,500
8100	Printing - Meeting & Functions	\$ 250	\$ 100
8110	Filing Fees/Annual Report	\$ 150	\$ 150
8150	Website	\$ 250	\$ 500
<b><u>Other Expenses</u></b>			
9003	Social Expenses	\$ 3,500	
9020	Tract 702 Restoration	\$ 2,500	\$ 11,500
9015	Wild Hog Control	\$ 3,000	\$ -

<b>Acct #</b>	<b>Budget Line Item</b>	<b>2025 Budget</b>	<b>2026 Budget</b>
9010	Contingency	\$ 5,000	\$ 5,000
9001	Upkeep of Foreclosed Properties	-	-
9050	Storage Facility SLCA Records & Equipment	-	\$ 660
	<b>Total Operating Budget</b>	<b>\$ 136,620</b>	<b>\$ 154,460</b>
1040	<b>Paving Reserve</b>	\$ 23,000	\$ 23,000
1030	<b>Major Expenses</b>	\$ 18,400	\$ 18,400
1060	<b>Mailbox/Lamppost Reserve</b>	\$ 4,600	\$ 4,600
1070	<b>Restorative Reserve</b>	\$ 9,200	\$ 9,200
1090	<b>Special Assessment</b>	-	\$ -
	<b>Total Reserves Funds</b>	<b>\$ 55,200</b>	<b>\$ 55,200</b>
	<b>TOTAL OPERATING AND RESERVE FUNDS:</b>	<b>\$ 191,820</b>	<b>\$ 209,660</b>
	<b>Assessment per Household</b>	<b>\$ 2,085</b>	<b>\$ 2,279</b>
	Percentage difference:		9%

# Tract 702



# Tract 702



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.