

# SIENA OAKS HOMEOWNERS ASSOCIATION

OCTOBER 7, 2008

## CALL TO ORDER/DETERMINATION OF A QUORUM:

The Siena Oaks Board of Directors Meeting was called to order at 7:00PM by President Lindsey Smith. Other Directors in attendance were Vice President Vincent Lonano, Director Carol Heuser, Director Al Brown and Secretary Marie Mauceri. Cherylynn Pannebecker of OPC Management was present. Notice was posted in accordance with Florida Statutes.

## APPROVAL OF SEPTEMBER 4, 2008 & SEPTEMBER 11, 2008 BOARD MEETING MINUTES

A motion was made by Mrs. Mauceri to approve the September 4, 2008 and September 11, 2008 Board Meeting Minutes as submitted, seconded by Mr. Lonano and passed unanimously.

## DISCUSS AND APPROVE LEGAL LANGUAGE OF AMENDMENTS FROM THE ATTORNEY:

Mr. Freidman reviewed each amendment with the Board of Directors.

Article IV, Section 2 – A motion to approve was made by Mr. Lonano, seconded by Mrs. Mauceri

### Declaration of Restrictions

Article IV, Section 2 – A motion to approve was made by Mr. Brown, seconded by Mr. Lonano

Article V, Section 5 – A motion to approve was made by Mr. Smith, seconded by Mrs. Mauceri

Article VI, Section 3 – A motion to approve was made by Mr. Smith, seconded by Al Brown.

Article VI, Section 4 – A motion to approve was made by Mr. Smith, seconded by Mrs. Mauceri

Article VII, Section 1 a – A motion to approve was made by Mr. Smith, seconded by Mrs. Heuser

Article VII, Section d – A motion to approve and defer to City, State and County was made by Mrs. Mauceri, seconded by Mr. Lonano.

Article VII, Section 2 – A motion to approve was made by Mrs. Mauceri, seconded by Mr. Lonano

Article IX, Section 2 = A motion to approve was made by Mrs. Mauceri, seconded by Mr. Smith.

Article VIX, Section 2 – A motion to approve was made by Mr. Smith, seconded Mr. Lonano.

Article XI, Section 23 – A motion to approve was made by Mr. Lonano, seconded by Mr. Smith.

### Articles of Incorporation:

Article XI, Section 3 – A motion to approve was made by Mr. Lonano, seconded by Mr. Smith.

### Bylaws:

Article III, Section 1 – A motion to approve was made by Mrs. Mauceri, seconded by Mr. Brown.

Article III, Section 4 – A motion to approve was made by Mr. Brown, seconded by Mr. Smith.

Article IV, Section 2 – A motion to approve was made by Mr. Brown, seconded by Mr. Lonano

Article V – Section 2 – A motion to approve was made by Mrs. Mauceri, seconded by Mr. Lonano. Mr. Smith voted no. Mrs. Heuser and Mr. Brown voted yes.

Article V, Section 3 – A motion to approve was made by Mrs. Mauceri, seconded by Mr. Smith.

### Architectural Guidelines

III Fences– A motion was made by Mr. Lonano to approve, seconded by Mrs. Mauceri.

III – Mailboxes & Stanchions – A motion to approve was made by Mr. Smith, seconded by Mr. Brown.

VI – Lighting Fixtures – A motion was made by Mrs. Heuser to approve, seconded by Mr. Lonano.

Mr. Freidman reviewed the election process and discussed changing the voting process to the condominium style where all residents vote by secret ballot. After discussion a motion was made by Mrs. Mauceri to approve the new language for the voting process, seconded by Mr. Lonano. Mr. Brown and Mrs. Heuser voted yes. Mr. Smith voted no. The motion passed.

The Board requested that Mr. Freidman make the necessary revisions and forward them back to the Board for review.

**DISCUSS AND APPROVE PBG POLICE OFF DUTY INCREASE:**

Mrs. Pannebecker presented the Board with the increase notice from the Palm Beach Gardens off duty police service for the community. After discussion a motion was made by Mrs. Mauceri to approve the increase, seconded by Mr. Lonano. Mrs. Heuser and MR. Brown voted yes. Mr. Smith voted no. The motion passed.

**DISCUSS AND APPROVE ESTOPPEL RESOLUTION**

Mr. Freidman reviewed the new law regarding the association's ability to approve the charge for estoppel information. He presented the Board with the resolution. After discussion a motion was made by Mr. Lonano to adopt the resolution charging \$100, seconded by Mrs. Mauceri and passed unanimously.

**DISCUSS & APPROVE ROOD PROPOSAL FOR MAILBOX PLANTINGS ON ESTATE SIDE**

Mrs. Pannebecker presented the Board with the proposal from Rood for the uniform plants to be placed around the estate side mailboxes. A motion to approve the plantings was made by Mr. Brown, seconded by Mrs. Heuser and passed unanimously.

**DISCUSSION OF FLOOD LETTER ISSUE FROM RESIDENT**

Mrs. Pannebecker presented the Board with an email from one of the residents requesting that a person be assigned to each street drain during storms to clean off the debris to avoid flooding. After discussion the Board requested that a Flood Committee be set up. The Board will request volunteers.

**DISCUSS AND APPROVE LOT 4 LETTER FOR EASEMENT ISSUE**

The Board reviewed the letter provided by Mr. Freidman. After discussion a motion to approve the mailing of the letter was made by Mr. Lonano, seconded by Mrs. Mauceri and passed unanimously.

**DISCUSS AND APPROVE LETTER REGARDING FENCE ISSUE AT LOT 89**

Mr. Freidman provided the proposed letter to be mailed to Lot 89. After discussion a motion was made by Mr. Smith to approve the mailing of the letter with noted corrections, seconded by Mrs. Mauceri and passed unanimously.

**ANNOUNCE MEMBER MEETING DATE AND LOCATION**

Mrs. Pannebecker stated that she investigated the option of having the members meeting at St. Marks instead of Tropical Sands due to the date conflict. St. Marks has November 19<sup>th</sup> open and the cost is \$150 to use the room with a \$200 refundable deposit. After discussion a motion was made by Mrs. Mauceri to approve St. Mark's, seconded by Mr. Smith and passed unanimously.

**ADJOURNMENT**

There being no further business to come before the Board Mr. Lonano moved to adjourn the meeting at 9:50 pm, seconded by Mrs. Heuser and the motion passed unanimously.

Cheryllynn Pannebecker  
Recording Secretary

Marie Mauceri  
Association Secretary