

# SIENA OAKS HOMEOWNERS ASSOCIATION

DECEMBER 16, 2008

## CALL TO ORDER/DETERMINATION OF A QUORUM:

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

## APPROVAL OF NOVEMBER 12, 2008 BOARD MEETING & NOVEMBER 12, 2008 SPECIAL BOARD MEETING MINUTES:

Mrs. Mauceri made a motion to approve the November 12, 2008 & November 12, 2008 Special Board Meeting minutes as submitted, seconded by Mrs. Heuser and passed unanimously.

## DISCUSS AND APPROVE REPLACEMENT OF TREE AT LOT 26:

The Board discussed the removal of three palm trees with ganoderma at this lot. The resident stated that he was not told he could not put in another palm and consequently the palm died. After discussion the Mrs. Mauceri made a motion to approve the replacement of a tree of the owner's choice, seconded by Mr. Brown and passed unanimously.

## DISCUSS FENCE AND GATE CLOSURE AT LOT 89:

Mrs. Pannebecker provided the Board with the correspondence including a survey of Lot 89. Mrs. Pannebecker stated that the owner continues to insist on maintaining both sides of fence and that the neighbors post is on their property per the survey. After discussion a motion was made by Mrs. Mauceri to move the post have the resident close off the gate with a panel, seconded by Mr. Lonano. Mr. Brown requested that Mr. Friedman the associations attorney be contacted and asked if the post can be moved and is it legal. Mrs. Pannebecker will obtain the information from Mr. Friedman and report back to the Board via email. Mr. Smith stated that the post does not need to be moved and a panel should be put up on the associations side of the fence.

DISCUSS ACCURATE TENNIS ISSUE AND RESOLUTION: Mrs. Pannebecker reported that through October and November she tried to contact Accurate Tennis. The Board requested that the resurface be completed in October. In October she spoke with Sandy and Stephanie trying to obtain an install date for the resurface of the tennis courts and was promised a call back. In November Accurate Tennis was contacted again and all their numbers have been disconnected. The Board provided a deposit of \$1,287 and Mrs. Pannebecker requested that Mr. Freidman move to get the deposit back for the association. Certified letters were sent by OPC Management and to date no response has been received. Mrs. Pannebecker will put the new tennis court proposals on the January agenda for a new vendor to be selected. Mr. Brown requested that a reduced amount be requested based on the economy.

## UPDATE ON AMENDEMENTS & RECORDATION:

Mrs. Pannebecker reported that the amendments have been signed by two officers and are being forwarded to the attorney for recordation.

**NEW BUSINESS:**

**RESTROOMS:** Mrs. Pannebecker stated that the restrooms in the pool area are in need of paint, new vanities and new hardware. After discussion a motion was made by Mrs. Heuser to approve the project not to exceed \$2,500, seconded by Mr. Lonano and passed unanimously.

**LOT 286 IRRIGATION:** Mrs. Pannebecker reported that since the estate walkway lighting has been installed the resident at Lot 286 requested that the irrigation heads on his system that are used to irrigate common area be removed from his system and put on the associations system. Mrs. Pannebecker reported that through research this is a major item which would require new irrigation pipes, a main line attachment and a clock be installed. After discussion the Board stated that the watering of the common area is something that runs with the ownership of this lot and this project is denied.

**GAS LINE REPAIR:** Mrs. Mauceri reported that Rood informed OPC Management that they were requested by Lindsey Smith to remove plantings to expose a gas line at Lot 248 in order for Mr. Smith to repair the gas line. Mrs. Mauceri stated that Lindsey Smith has been repeatedly told by the association's attorney to not perform work in the community being that he serves on the Board of Directors. Mrs. Marchetto and Mrs. Vita stated that they heard the attorney state the same. Mr. Smith admitted to repairing the gas line and stated that no where in the documents does it state that he cannot do work in the community and if the Board wanted they could take him to court. Mr. Smith requested that this discussion be postponed until he returned in January from his trip. Mr. Lonano requested that a meeting be set up with Mark Freidman and a Palm Beach Gardens Code Enforcement Officer along with the Board and Mr. Smith for January. Mrs. Mauceri is concerned for the safety of the residents with Mr. Smith performing handy man services when he is not licensed to do so. Mr. Brown stated that Palm Beach Gardens law states that these type services require a license and he does not agree with breaking the law.

**ADJOURNMENT**

There being no further business to come before the Board Mr. Brown moved to adjourn the meeting at 7:50 pm, seconded by Mrs. Mauceri and the motion passed unanimously.



Cheryl Lynn Pannebecker  
Recording Secretary



Marie Mauceri  
Association Secretary