

SIENA OAKS HOMEOWNERS ASSOCIATION

FEBRUARY 18, 2009

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 Secretary, Marie Mauceri, Director Carol Heuser and Director Al Brown. Vice President, Vincent Lonano was absent. Cherylynn Pannebecker of OPC Management was present. Notice was posted in accordance with Florida Statutes.

APPROVAL OF JANUARY 21, 2009 BOARD MEETING MINUTES:

Mrs. Mauceri made a motion to approve the January 21, 2009 Board Meeting minutes as submitted, seconded by Mr. Brown and passed unanimously.

TREASURER REPORT: In the absence of Mr. Lonano Mrs. Pannebecker reported that as of January 31, 2009 the cash balance in the Operating Fund is 85,938, the Reserve Balance is \$375,556. 45 Owners remain owing assessments as of February 10th with 16 owners being sent to the attorney for collections.

OLD BUSINESS:

- A) **LOT 89 FENCE ISSUE:** Mrs. Mauceri reported that she tried to contact the owner for discussion of the gate they installed, however the call has not been returned. After discussion the Board stated that a 6ft white chain link fence be installed across the immediate back of the white vinyl fence. This fence will be attached at either end. A motion was made by Mrs. Mauceri to install the 6ft white chain link fence across the rear of the white vinyl, seconded by Mr. Smith and passed unanimously.
- B) **ACCURATE TENNIS:** Mrs. Pannebecker reported that the tennis courts have been completed with the exception of one hook on the near court near the parking lot. Accurate Tennis will be back to repair and complete. Mrs. Pannebecker reported that the locksmith will be on site to install the combination lock.
- C) **SPEED HUMPS:** Mr. Brown stated that he is in the process of investigating the long speed humps for the community to stop the speeding issues. Mr. Brown reported that the type of speed hump is similar to the ones installed on Richard Road. After discussion the Board requested that more information be obtained in reference to the costs associated with this project.
- D) **BATHROOM REMODEL:** Mrs. Pannebecker reported that due to many other projects with the association she has been unable to obtain proposals, however the proposals will be obtain as soon as time allows. Upon receipt of the proposals Mrs. Pannebecker will present them to the Board.

RECOUNT OF BALLOTS/PROXIES FOR NOVEMBER 2008 AMENMENTS & RESTATE OF THE CORRECTEED COUNT:

Mrs. Pannebecker reported that at the request of Mr. Smith a recount had to be conducted for the amendments that were voted on in November 2008. Specifically amendment 17 as Mr. Smith reported that this amendment could not have passed due to his calculations. Mr. Smith requested that Al DeMott and Cherylynn Pannebecker conduct the recount. Mrs. Pannebecker requested that a Board Member verify the recount. The recount was completed on all 20 amendments and the corrected count sheet is attached to the minutes. Mrs. Pannebecker will report this count to the attorney so that a corrective certificate can be filed with the County Clerk's office. The Board discussed with the residents present that they felt this recount could have been changed by Mr. Smith as he had access to the Siena Oaks managers office and file room. After a lengthy discussion A motion was made by Mrs. Mauceri to approve the recounted correction of the amendments, however required the amendment be placed back on the ballot/proxy for the annual meeting for a revote, seconded by Al Brown. Mrs. Mauceri, Carol Heuser, Al Brown voted yes. Mr. Smith voted no. 3-1

Mrs. Heuser requested that when the second notice is mailed out to the owners with the proxy, that a letter be attached stating what a proxy is and how it works along with the importance of returning the proxy to the management company in layman terms.

DISCUSS AND APPROVE FINING OF LOTS 121 and 14: Lot owner 121 was present and after discussion requested 2 additional weeks to replace the front post light. Mrs. Mauceri made a motion to provide the additional two weeks to Lot owner 121, seconded by Mr. Brown. Mr. Smith abstained, Mrs. Heuser voted no.

Lot 14 – After discussion a motion was by Mrs. Mauceri to fine Lot 14, seconded by Mr. Brown. Mr. Smith abstained, Mrs. Heuser voted no.

DISCUSSION OF LEO’S LANDSCAPE: Mrs. Pannebecker provided the Board with two letters from owners who had complaints about Leo’s Landscaping. Mrs. Pannebecker stated that while Leo’s is new to the community there are a few issues that need to be addressed. After discussion the Board requested that Mrs. Pannebecker speak with the landscaper regarding the hours of operation and asking that they work Wednesday, Thursday and the morning of Friday only, that the entire street be completed including mowing, trimming, edging, blowing and leaf clean up. The Board requested that they wear uniforms so they are easily identifiable to the residents.


DISCUSS AND APPROVE HEDGE HEIGHT AND ISSUE OF HEDGE AT LOT 277 AND 276: Mrs. Pannebecker stated that the owner of 276 was present and requested to speak. The Lot owner stated that they are concerned with their privacy due to the hedge being requested to be cut down to 4 foot. Mrs. Marchetto the Landscaping Committee Chairperson stated that this is a safety issue due to the location of the hedge. The owner does not have visibility when pulling out of his driveway due to the height of the hedge. Residents complained that when turning the corner it causes a blind spot and they fear for the safety of pedestrians walking and children playing. Lot Owner 276 strongly objects the trimming of the hedge to 4 foot. After discussion the Board voted to approve the trimming of the hedge to 4 foot and exposing the fire hydrant at the request of the fire rescue officer. Mr. Brown, Mrs. Mauceri and Mr. Smith voted yes. Mrs. Heuser abstained.

NEW BUSINESS

Mr. Smith requested that the discussion of an Audit for 2009 be put on the Organizational Meeting Agenda for next month.

ADJOURNMENT

There being no further business to come before the Board Mrs. Mauceri moved to adjourn the meeting at 8:46 pm, seconded by Mr. Smith and the motion passed unanimously.


Cherylann Pannebecker
Recording Secretary


Marie Mauceri
Association Secretary