

# SIENA OAKS HOMEOWNERS ASSOCIATION

MAY 13, 2009

## CALL TO ORDER/DETERMINATION OF A QUORUM:

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

## APPROVAL OF APRIL 15, 2009 MEETING MINUTES:

Mr. Brown made a motion to approve the April 15, 2009 Meeting minutes as submitted, seconded by Mr. Blackburn and passed unanimously.

**TREASURER REPORT:** Mrs. Pannebecker reported that as of April 30, 2009 the cash balance in the Operating Fund is 92,039, the Reserve Balance is 381,682. 32 owners remain owing assessments as of April 30<sup>th</sup> with 16 owners having been sent to the attorney for collections.

Lot 190 – The closing title company asked if the Board would accept \$3,000 for the overdue balance on this lot instead of the \$4,792.79 that is owed. After discussion the Mrs. Mauceri made a motion to deny the request and require the full balance be paid, seconded by Mr. Brown and passed unanimously.

Mrs. Pannebecker stated that OPC Management has requested a complete update on each collection and foreclosure account from Becker & Poliakoff. Upon receipt it will be forwarded to the Board.

The Board discussed the memo from the management firm requesting that a procedure be implemented whereby all owners over 60 days are immediately sent to the attorney for collections and to provide Board approval for the law firm to proceed with foreclosure on the liens thereafter. After discussion a motion was made by Mr. Brown to approve the procedure, seconded by Mrs. Mauceri and passed unanimously.

## OLD BUSINESS:

- A) **TRAFFIC CALMING:** Mrs. Joeckel presented the information on the speed humps for the concerning areas of Siena Oaks in regards to speeding. After discussion Mr. Brown requested that Mrs. Joeckel send the information to him via email. Mr. Brown will further investigate options and perhaps test a section of the road with one set of the speed humps. Mr. Brown thanked Mrs. Joeckel for her time and effort in assisting with this project.
- B) **STOP SIGNS:** The Board discussed the option of installing more speed signs especially near 10153 Aspen where the speeding problem is dangerous. After discussion a motion was made by Mr. Brown to install an additional stop sign by 10153 Aspen and seconded by Mrs. Heuser. The Board requested a copy of the Siena Oaks plans be made to scale so that a decision could be made as to the number and location of stop signs. This issue was tabled and will be discussed at the next Board Meeting. Ms. Philbin will speak with the Mayor of PBG and ask for free signs, if available.
- C) **NORTH ENTRANCE SIGN:** Mr. Brown requested a price be obtained for a small Siena Oaks entrance sign to be installed in the flower bed on Allamanda south of Burns Road. The Board also requested that new panels be purchased for the Board/ACC meeting sign to replace the paper signs. Mrs. Pannebecker will purchase panels with the same color, except with black lettering for the meeting sign.

**DISCUSS FORCELOSURE MAINTENANCE FUND:**

Mrs. Heuser summarized the seminar she attended with Mrs. Pannebecker on May 12<sup>th</sup>. Mrs. Heuser stated that the attorney present suggested that it would be in the best interest for the association to set up a foreclosure fund to aide in keeping the homes that are in foreclosure presentable. After discussion the Board requested that Mrs. Pannebecker contact the City of PBG and have them address the homes in distress, instead of the association getting into legal issues and spending monies.

**DISCUSS FRITZ MASSIE ADDITIONAL WHITE GATE INSTALLATION AT POOL AREA:**

Mrs. Pannebecker presented the proposal for the additional gate to replace the present green chain link fence. After discussion a motion was made by Mr. Larish to paint the green chain link fence white and install a lock on it, seconded by Mrs. Mauceri and passed unanimously. The Board requested that Mrs. Pannebecker obtain a price to remove the smaller white aluminum fence in front of the new fencing.

**DISCUSS AND APPROVE HEIGHT OF INTERIOR AND EXTERIOR HEDGES:**

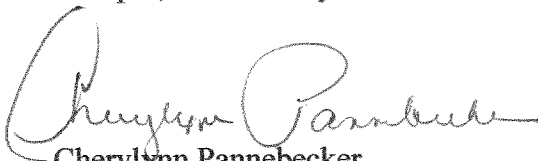
Since there has been such confusion over the uniformed height of the hedges (especially ficus) in the community the board discussed the issue. After discussion a motion was made by Mr. Brown to keep all hedges at a height of 10 feet both interior and exterior, seconded by Mr. Blackburn and passed unanimously.

Lot 276 – Owners were present and discussed the issue with their side hedge on the corner of their lot. The Board requested that the hedge be trimmed to keep it from invading the sidewalk

**DISCUSS TIME ALLOWANCE FOR VIOLATIONS:** Mrs. Pannebecker presented Mr. Miceli's email requesting the Board discuss the allowable time for violations to be corrected. After discussion the Board requested that Mr. Miceli provide the Board with written input for discussion and tabled this issue until the next meeting.

**ADJOURNMENT**

There being no further business to come before the Board Mrs. Mauceri moved to adjourn the meeting at 8:55 pm, seconded by Mr. Blackburn and the motion passed unanimously.



Cheryl Lynn Pannebecker  
Recording Secretary



Marie Mauceri  
Association Secretary