

# SIENA OAKS HOMEOWNERS ASSOCIATION

JUNE 17, 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 and Vice President David Blackburn. Director Russ Larish was absent. Cherylynn Pannebecker of OPC Management was present. Notice was posted in accordance with Florida Statutes.

## APPROVAL OF MAY 13, 2009 MEETING MINUTES:

Mr. Blackburn made a motion to approve the May 13, 2009 Meeting minutes as submitted, seconded by Mrs. Heuser and passed unanimously.

**TREASURER REPORT:** Mrs. Pannebecker reported that as of May 30, 2009 the cash balance in the Operating Fund is 90,395, the Reserve Balance is 387,904. 34 owners remain owing assessments as of May 30<sup>th</sup> with 19 owners having been sent to the attorney for collections.

A motion to approve the treasurer report as submitted was made by Mrs. Heuser, seconded by Mrs. Mauceri and passed unanimously.

## OLD BUSINESS:

- A) **TRAFFIC CALMING:** Mr. Brown summarized his investigation of the speed humps for the community. He stated that the City of Palm Beach Gardens has its own rules and to receive a permit we will need a 66% approval of a street section (which is to be determined) in order to install the speed cushions. The City advised Mr. Brown that he could go ahead with the signing of the petition that the City will require now and submit the details for approval. After discussion many residents stated their objection to the installation of these speed cushions as they feel that the entire community should have a vote on this issue. Mrs. Joeckel presented the map where she felt the speed cushions would have a positive effect. Mrs. Vita stated that a traffic study should be conducted and that she did not feel they would have a positive effect. Mr. Brown requested that the traffic study be completed and the results discussed at the next Board Meeting. The two areas that the cushions will be installed is on Siena Oaks Circle near Aspen and one on Allamanda Blvd. The cost per cushion is \$900.

Mr. Brown also requested that Cherylynn contact Office Tom Murphy of the PBG Police Department and request a radar team come and observe the speeding in the community. Also requested was for Cherylynn to contact Chief Step to see what we can do about the speeding issue in the community.

- B) **SIGNS:** The Board will have Mrs. Joeckel mark the current Siena Oaks Map with the current signs and where they are located. This issue was tabled and will be discussed at the next Board Meeting.

Mr. Blackburn asked if the Board made a decision on visitor parking at the clubhouse. After discussion this issue was tabled as it will cause to many other issues of residents not moving the visitors vehicles for the pool visiting people. Mr. Brown requested that we still obtain the liability issue with the insurance company to find out if it covers the association.

## DISCUSS AND APPOINT NEW ACC CHAIRPERSON:

Mrs. Pannebecker stated that Mrs. Marchetto requested to resign her position of the chairperson for the ACC Committee however, remain a member of the committee. Mrs. Marchetto requested that the Board approve the appointment of Mr. Daniel DeZwarte as the new chairperson. A motion to approve Mr. DeZwarte as the new chairperson for the ACC Committee was made by Mrs. Mauceri, seconded by Mr. Blackburn and passed unanimously.

**DISCUSS LEGAL OPINION OF LANDSCAPE RESPONSIBILITY:** Mr. Brown stated that the documents seem to infer that the association is responsible for the front and rear of the property. After discussion the Board tabled this item until more information can be obtained.

Mrs. Vita requested that the Board discuss the issue with her Robilini Tree. Mrs. Vita stated that she feels Leo's Landscape killed her Robilini by trimming off some of the branches and requested that the Board purchase her a new tree. After discussion the Board stated that this issue is between the owner and Leo's Landscaping and that the association is not responsible for replacing the tree.

**RATIFY APPROVAL OF THE TONY SERIO PROPOSAL:** Mr. Brown made a motion to ratify the approval of the Tony Serio proposal for the repair of the street where the hydraulic fuel spill occurred (\$1,413) and the painting of the stop sign markers (\$650), seconded by Mrs. Heuser and passed unanimously. Mrs. Pannebecker stated that the insurance company for Waste Management would reimburse the \$1,413 due to their negligence in causing this accident.

**DISCUSS AND APPROVE ALBANESE ELECTRIC PROPOSAL (TENNIS COURT TIMER):** Mrs. Pannebecker presented the proposal to move the tennis court timer inside the tennis courts itself as opposed to it being on the exterior as per residents requests. After discussion the Board denied this as they do not feel it is necessary to move at this time.

**DISCUSSION OF LOT 51 ISSUE:** Mrs. Pannebecker presented the report from the PBG Police Department stating that the snakes are still present at this residence. After a lengthy discussion the Board requested that Cherylynn Pannebecker contact Florida Fish and Wildlife to come in and check to see if the reptiles are being kept according to code and check on licensing issue. Board also requested that Cherylynn check with the attorney if we can fine him for not complying with the Siena Oaks documents.

**NEW BUSINESS:**

Mrs. Heuser stated that Lot XXX resident continues to send out emails to the manager and Board that she feels are not deserved or appropriate. After discussion Mr. Brown stated that he will speak with the owner to resolve the issue. *Miceli - 278*

The Board discussed the need for having a Welcome Committee for new residents in the community to advise them on rules and regulations and advise them of the community information. Mrs. Denise Rollo volunteered to head this committee. Cherylynn will provide Mrs. Rollo with the community booklet and meet with Mrs. Rollo to review the requirements.

Mrs. Mauceri discussed the vote the Board made at the last meeting in regards to the hedge height in the community being 10 feet. Mrs. Mauceri stated that she felt that the perimeter hedge should be 10feet however the interior should be 8 feet. After discussion the Board agreed that the height of 10 feet would be kept to keep uniformity in the community.

Mrs. Mauceri discussed the payment plan that was agreed to for Lot 74. Mrs. Mauceri stated that in the future the attorney should notify Cherylynn and not OPC Management's office so that the information can be quickly passed to the Board for a decision. She also stated that if we agree to payments for one lot we will have to do this for all lots in the future. Mr. Brown stated that the attorney stated that this was an order from a Judge for the foreclosure and getting back some of the monies owed was better than none. Mr. Brown agreed that in the future he will bring these issues to the Board for approval.

**ADJOURNMENT**

There being no further business to come before the Board Mrs. Heuser moved to adjourn the meeting at 9:25 pm, seconded by Mrs. Mauceri and the motion passed unanimously.

*Cherylynn Pannebecker*  
Cherylynn Pannebecker  
Recording Secretary

*Marie Mauceri*  
Marie Mauceri  
Association Secretary