

SIENA OAKS HOMEOWNERS ASSOCIATION

JULY 15, 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 JUNE 17, 2009 MEETING MINUTES:

Mrs. Heuser made a motion to approve the June 17, 2009 meeting minutes with noted correction, seconded by Mrs. Mauceri and passed unanimously.

TREASURER REPORT: Mrs. Pannebecker reported that as of June 30, 2009 the cash balance in the Operating Fund is 80,953.39, the Reserve Balance is 390,396. 36 owners remain owing assessments as of July 14, 2009 with 21 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 Mr. Brown and passed unanimously.

DISCUSSION OF TODDLER HOUR (TORY JOECKEL):

Mrs. Joeckel presented the idea of holding Toddler Hour at the Siena Oaks Clubhouse once a month for 45 minutes. At this hour the children would have story time and it would provide the parents time to share ideas on fun places to take the children, fun activities and hold general discussion. After discussion a motion was made by Mrs. Heuser to approve the toddler hour, seconded by Mr. Blackburn and passed unanimously.

LOT 51 DISCUSSION: Mrs. Pannebecker stated that she has provided the Board with the email from the owner of Lot 51 in regards to the snakes. Mrs. Pannebecker provided the attorney's opinion on how the association should proceed in regards to them sending a final demand letter. Mr. Brown asked if the owner was present and Lot 51 stated yes. Mr. Brown stated that the owners of Siena Oaks are extremely concerned and have made comment of picketing his home. Mr. Brown stated that we will be obtaining more information on how to move forward and will continue until this matter is resolved. Mrs. Mauceri questioned the owner in regards to the letter he wrote the association that the snakes were removed and the fact that the association documents does not allow for snakes. The Lot owner did not provide any answers to the Board's questions. After discussion a motion was made by Mrs. Mauceri to approve the attorney proceeding with the violation, seconded by Mr. Blackburn and passed unanimously.

OLD BUSINESS:

A) TRAFFIC CALMING & SIGNAGE: Mrs. Pannebecker presented the Board with the CMP reports from the Palm Beach Gardens Police patrol for traffic. Mrs. Pannebecker also presented the map that Mrs. Joeckel had marked with all the current stop signs, speed signs and children at play signs in Siena Oaks. After discussion a motion was made by Mr. Brown to appoint Mr. Larish and Mrs. Heuser along with Mrs. Pannebecker to decide on the additional signs needed or the community, seconded by Mrs. Mauceri and passed unanimously.

B) FINES & TIME LIMITS: Mrs. Heuser stated that the Board and the committees need validity for the violation letters. Many violation letters are sent to the owners for various violations of the Siena Oaks documents however no follow through have been completed to include fines. Mrs. Heuser stated that she would like to serve as the liaison for the violation committee and appoint Andrea Mossieri as the Chairperson. After discussion a motion was made by Mr. Brown to appoint Andrea Mossieri as the Chair and Carol Heuser as the liaison for the Violation Committee, seconded by Mrs. Mauceri and passed unanimously.

Mrs. Denise Rollo volunteered to serve on the Compliance Review Committee as the Chairperson. The Board requested that an email be sent out requesting a few volunteers to serve on the compliance review committee with Mrs. Rollo. Mrs. Heuser stated that a letter should be sent for the violation providing 30 days to complete if the violation is not completed than the association will send a 14 day notice certified mail as required by the documents for compliance. If compliance is not completed than the committee will recommend the fine to the Board.

DISCUSS AND APPOINT NEW ACC CHAIRPERSON: Mrs. Pannebecker stated that Mrs. Marchetto requested that Mr. Daniel DeZwarte be appointed as Chairperson for the ACC Committee at the last Board Meeting. Mrs. Mossieri questioned why Mr. DeZwarte was approved as chairperson when this was not discussed with the remaining members of the committee. The Board stated that they did not have any knowledge that this was not discussed and recommended that the committee meet July 20, 2009 at 7:00 pm to discuss the new chairperson and members. A report will be forwarded to the Board for approval.

DISCUSSION OF POST LIGHTS: Mrs. Pannebecker stated that the currently approved post light for the patio side is not readily available to the residents. Mrs. Marchetto stated that the committee needs to investigate more options for the residents. The Committee will discuss and report back to the board.

DISCUSS SIDEWALK REPAIRS: Mrs. Pannebecker presented the Board with a proposal to repair the damaged the sidewalks. After review the Board requested that two more proposals be obtained using the same specs from the current proposal. Upon receipt Mrs. Pannebecker will forward to the Board. Some of the Board Members will forward vendors they know in the business.

DISCUSSION OF MAILBOX NUMBER ISSUE: Mrs. Pannebecker stated that many of the residents were provided with gold numbers for their mailboxes and that the Board only approved black numbers. After discussion the Board stated that the residents will be allowed to paint the gold numbers black and they can remain on the mailbox.

MANAGER REPORT: Mrs. Pannebecker presented the Board with the current status list from Becker & Poliakoff on the current foreclosures in the community.

Mrs. Pannebecker also stated that there have been recent complaints in regards to uncovered garbage cans and damaged cans in the community. The smell and stains are making the community look unkept. After discussion the Board requested that this item be put in the newsletter for the residents.

NEW BUSINESS:

Mrs. Heuser stated that Mrs. Joeckel would like to write a column for the newsletter for the Kids. After discussion the Board approved this column for the next newsletter.

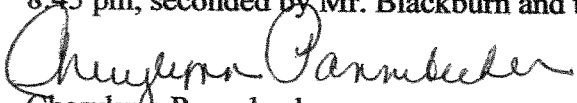
Mrs. Vita asked the Board about the rats in the community. Mr. Brown stated that presently the owners are responsible for the treatment and to keep the trees in the rear trimmed to avoid them coming into the attics of the homes.

TREES: Mr. Blackburn stated that the trees going out the entrance to Burns Road need to be trimmed. Mrs. Pannebecker will investigate if they are Siena Oaks responsibility or the City's and report back tot the Board.

SOLICITING: Mr. Brown discussed the alarm company that was in Siena Oaks soliciting and the issue it caused in the community. In the future the homeowners can call the police department on the solicitors due to our posted notice that it is not allowed.

ADJOURNMENT

There being no further business to come before the Board Mr. Larish moved to adjourn the meeting at 8:45 pm, seconded by Mr. Blackburn and the motion passed unanimously.


Cherylyn Pannebecker
Recording Secretary


Marie Mauceri
Association Secretary