

SIENA OAKS HOMEOWNERS ASSOCIATION

AUGUST 19, 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 JULY 15, 2009 AND AUGUST 6, 2009 MEETING MINUTES:

Mrs. Mauceri made a motion to approve the July 15, 2009 and August 6, 2009 meeting minutes as submitted, seconded by Mr. Larish and passed unanimously.

DISCUSSION OF TODDLER HOUR (TORY JOECKEL):

Mrs. Pannebecker stated that Insurance Office of America reported the association does not have liability exposure for toddler hour. Mrs. Mauceri stated that it should not be limited to 0-3 year olds. Mrs. Mauceri stated that the parents must be present with each child. Mrs. Heuser stated that guests of a resident and grandchildren must be allowed. Mr. Brown reported that Toddler Hour will be allowed on a trial basis of two months and requested that Mrs. Pannebecker email all the Siena Oaks residents (who have email) a notification of this event. After discussion a motion was made by Mr. Brown to approve the toddler hour, seconded by Mr. Larish and passed unanimously.

BASKET BALL HOOPS: Mrs. Mossieri who was not present requested that the Board address the issue of basketball hoops and their placement on the owner's property. The Board discussed that this is not addressed in the Siena Oaks documents however the rule is that they are stored when not in use by the garage. After discussion the Board stated that this item be placed in the newsletter that the basketball hoops be removed from the street & sidewalk area at sunset and that this be addressed in the next amendments to be completed.

DISCUSSION OF POINCIANNA TREE AT LOT 231: Mrs. Pannebecker reported that this tree was not included in the tree trimming this year as it was not an Oak or Palm; however this tree is in desperate need of trimming. Mr. Brown stated that he had requested Rood to take an inventory of trees along the perimeter of the property that are dangers to home structures. Rood presented a proposal in the amount of \$2,760. Mrs. Mauceri stated that if the association was going to trim rear trees than all of the rear trees need to be addressed and looked at. Mrs. Heuser agreed. After discussion the Board requested that Mrs. Pannebecker have Rood provide an estimate for all the remaining rear trees that need trimming and provide a proposal. A motion was made by Mr. Brown to approve the present proposal for \$2,760 to start the trimming, seconded by Mr. Larish and passed unanimously. The Board stated that we will need to notify all the owners once the proposal is received and any owner who refuses the trimming will be required to sign a waiver releasing the association of any liability.

DISCUSSION OF LOT 197 WILLOW IRRIGATING COMMON AREA: Mrs. Pannebecker reported that she was contacted by the owner of Lot 197 who is irrigating the common area on the corner of his home. The Owner has asked to be reimbursed for the cost associated with this irrigation expense. After discussion the Board stated that many owners provide the same irrigation for the corner lots and if we reimbursed one than all owners in the same scenario should be reimbursed. The owners signed an agreement upon purchasing their homes to provide this water to this area. A motion to deny this request was made by Mrs. Mauceri, seconded by Mrs. Heuser and passed unanimously.

FAST & CLEAN PRESSURE CLEANING PROPOSAL: Mrs. Pannebecker presented a proposal to pressure clean and paint the pool deck in the amount of \$1,250. After discussion the Board tabled this item as they feel it is not necessary at this time and due to budget constraints.

OLD BUSINESS:

- A) Proposal for Sidewalk Repairs: Mrs. Pannebecker stated that the Chuck of South Florida Curb would like to conduct a walkthrough with the Board Members for the sidewalk repairs. They feel all the repairs on the spec sheet are not correct. Mr. Larish and Mr. Blackburn volunteered to do the walk through with the vendor and will report back to the Board.
- B) Update on Lot 51 – Tabled.

MANAGER REPORT: Mrs. Pannebecker presented her managers report as attached. Mrs. Pannebecker also reported that Rood Landscape was robbed twice in the past 60 days and much of their equipment was stolen. Mrs. Pannebecker stated that while they are in the process of purchasing new equipment some of the trimming has fallen behind. They will do their best to catch up.

Post Lights: The ACC Committee was requested to pick a few new post lights for the patio side and present them to the Board. Mr. Brown will investigate the option of bulk purchasing after a light is chosen.

NEW BUSINESS: Mr. Brown presented a delinquent owners account of Lot 101 and their concerns of payment posting and no response from our attorney's office. Mrs. Pannebecker was provided this information and will investigate and report back to the Board.

Mrs. Rollo the Chairperson of the Welcome Committee requested to be put on each month's agenda to be provided the opportunity to report on the progress of her committees. After discussion the Board approved this request and stated that all committee chairs be on the agenda each month for an update. Mrs. Rollo requested that Mrs. Pannebecker email her a Board Agenda every month.


Mrs. Vita complained that her trimming of her hedges has not been done since May. Mrs. Pannebecker stated this is the first she heard this complaint and will address this issue with Rood.

TREASURER REPORT: Mrs. Pannebecker reported that as of July 30, 2009 the cash balance in the Operating Fund is \$61,398.24, the Reserve Balance is \$396,676. 54 owners remain owing assessments as of August 12, 2009 with 23 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.

ADJOURNMENT

There being no further business to come before the Board Mr. Brown moved to adjourn the meeting at 8:30 pm, seconded by Mr. Larish and the motion passed unanimously.


Cheryl Lynn Pannebecker
Recording Secretary


Marie Mauceri
Association Secretary