

SIENA OAKS HOMEOWNERS ASSOCIATION

SEPTEMBER 16, 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 AUGUST 19, 2009 MEETING MINUTES:

Mrs. Mauceri made a motion to approve the August 19, 2009 meeting minutes as submitted, seconded by Mr. Blackburn and passed unanimously.

TREASURER'S REPORT

Mrs. Pannebecker reported that as of August 31, 2009 there were 36 owners with balances owed for assessments. 26 owners were sent to the attorney for collection. The operating account had a balance of \$23,319 and the reserves were at \$402,942. A motion to approve the treasurer's report as submitted was made by Mr. Brown, seconded by Ms. Heuser and passed unanimously.

Mrs. Pannebecker presented the payment plan for Lot 53 paying the August assessment on September 25, 2009 and the September payment one week later. A motion to approve the payment plan was made by Mr. Brown, seconded by Mrs. Mauceri and passed unanimously.

Mrs. Pannebecker presented the correspondence from the attorney requesting approval to file liens on lots 19, 207 and 235. After discussion a motion was made by Mr. Blackburn to approve the recording of a lien, seconded by Mr. Brown and passed unanimously.

COMMITTEE REPORTS

ACC – Mrs. Mossieri stated that many residents are starting their projects prior to submitting an application.

Covenants – Mrs. Mossieri reported that the ACC is having problems with residents installing light bulbs that are out and stated that it is expensive to send certified letters for a light bulb. Mrs. Mossieri volunteered if the Board would approve to put bulbs in through her walkthroughs if the association purchased the bulbs. Mr. Blackburn stated that this would put the association back in the same predicament as prior to changing the documents requiring the owners to maintain their bulbs and post lights. After discussion the Board stated that the letters will still be required to go out and if the owner does not comply the association will fine. Mr. Brown offered to call each resident who has a light bulb out.

Mrs. Mossier was requested to obtain optional post lights for the residents as complaints were received about the present choice rusting. Mrs. Mossieri will have the ACC Committee provide choices for the Boards approval.

Landscape – Mrs. Marchetto provided a list of plants that need to be trimmed below the crossbar.

Welcome – Mrs. Rollo stated that she is trying to meet with all new residents as time frames have made it difficult. Mrs. Rollo is still in the process of collecting the missing emergency forms and will forward them to Mrs. Pannebecker when received.

Compliance Review – No report.

OLD BUSINESS: Mrs. Pannebecker reported that Mrs. Mauceri questioned the building repair amounts of \$2,500 and \$159. Mrs. Pannebecker provided copies of the invoices and checks for the \$2,500 to Rick's Pressure Cleaning and the \$159 to Albanese Electric for repair to the front lights by the sign.

DISCUSSION OF POOL DEPTH MARKERS: Mrs. Pannebecker provided the response from the original installer of the pool resurface stating our warranty time has expired. The vendor is willing to contact the manufacturer to see if they will replace the markers. Mrs. Pannebecker will report back when the response is received.

DISCUSSION OF LEGAL COLLECTIONS: Mrs. Pannebecker reported on the recent change at Becker & Poliakoff stating that David Karpina will no longer be handling the collections and they have assigned this task to Chris Draper and David Helpburn. Mrs. Pannebecker set up a status meeting with the attorneys and the Board for September 25, 2009 at 9:00 am at the clubhouse.

DISCUSSION OF TENNIS COURT & CHANGE TO PARKING:

Mr. Brown submitted a hand drawn proposal to change the tennis courts to one court and provide guest parking using the other court. After discussion the Board denied the proposal; however, he asked if the option of changing the grass area by the courts to parking would be feasible. Mrs. Pannebecker will investigate and report back to the Board.

DISCUSSION OF KAUFF SIGN PROPOSAL: Mrs. Pannebecker submitted the proposal for the requested new signage in the amount of \$4,121. Mrs. Pannebecker suggested that the front meeting sign be reworked due to recent theft of the ACC panel. After discussion Mr. Larish offered to speak with his contacts at Kauffs to see what they can do with the price. The Board suggested that the new meeting sign be plexi glass enclosed with bulletin board type inside.

DISCUSSION OF LOT 112 LETTER: Mrs. Pannebecker presented the letter from the owner of lot 112 in response to the Covenants Committee's letters regarding mold.

DISCUSSION OF LOT 104 LETTER: The owner wrote that the oak trees are up rooting the sidewalks and driveways. They are concerned with someone falling. The Board stated that the sidewalk repair proposals are in the process of being obtained. The driveways fall under homeowner responsibility.

NEW BUSINESS:

ROOD LANDSCAPE REAR TREE TRIM PROPOSAL: Mrs. Pannebecker presented the second proposal requested for the remainder of the rear trees. After discussion the Board stated that the rear trees should not be done by the association as most of the homeowners have done all of the plantings in the rear and that makes them responsible for the tree trimming.

TENNIS COURT POLES: Mrs. Pannebecker reported that the far end tennis court posts have rusted and broke. 10 S Tennis has been on site to submit a repair price. Mrs. Pannebecker will forward the price to the board upon receipt.

PARKING VISITOR PASS: The residents requested that visitor passes be obtained to accommodate overnight visitors. The Board discussed that the residents may contact Mrs. Pannebecker or Mrs. Heuser to obtain a pass for allowed street parking.

ADJOURNMENT

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