

# SIENA OAKS HOMEOWNERS ASSOCIATION

OCTOBER 21, 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 SEPTEMBER 16, 2009 MEETING MINUTES:

Mrs. Mauceri made a motion to approve the September 16, 2009 meeting minutes as submitted, seconded by Mr. Blackburn and passed unanimously.

## TREASURER'S REPORT

Mrs. Pannebecker reported that as of September 30, 2009 there were 52 owners who owed assessments. 23 owners were sent to the attorney for collection. The operating account had a negative balance of \$(10,782) and the reserve account had a balance of \$409,188. A motion to approve the treasurer's report as submitted was made by Mr. Brown, seconded by Ms. Heuser and passed unanimously.

Mr. Brown thanked Mrs. Heuser for her time and effort on the October Newsletter. Mrs. Mauceri stated that she did not approve of Mrs. Pannebecker hand delivering the newsletter with Mrs. Heuser. Mrs. Mauceri did not think this is in her scope of work and it is not a productive way to spend her time while on site. Mrs. Heuser stated that it was only a ½ hour of her time.

## COMMITTEE REPORTS

ACC – Mrs. Vita reported that the October ACC meeting went well. The Committee is looking at post lights to be presented to the Board for approval. Mrs. Vita requested that Sandy Mast be appointed to the ACC Committee. After discussion the Board requested an owner from the estate side as stated in the documents should become a member provided a volunteer can be found. Mr. Blackburn will speak to Mr. Clarke and Mrs. Pannebecker will speak to Mr. Neary to see if they will volunteer. A motion was made by Mrs. Heuser to appoint Sandy Mast as a floating member, seconded by Mr. Brown and passed unanimously.

Landscape – Mrs. Marchetto had nothing to report.

Covenants – Mrs. Mossieri reported on the tennis court incident involving the skateboarders. Mrs. Mossieri stated that she asked the children to leave the courts as skateboarding is not allowed as per the association rules. Mr. Brown stated that the parents contacted him and were very unhappy with how the situation was handled. Mr. Brown reported that this kind of behavior has to simmer down. Mr. Brown requested that Mrs. Pannebecker obtain a price to repair the tennis courts.

Mr. Larish reported that he will request that Mr. Sohovich serve on the covenants committee and will report back to the board.

Welcome – Mrs. Rollo stated that she will continue trying to meet with all new residents as her schedule has made it difficult. Mrs. Rollo will distribute the newsletter on Saturday to the estate side residents.

Compliance Review – No report.

LANDSCAPING: Mrs. Mauceri stated that there are some issues with residents leaving landscaping debris out for pick up on the weekends when the pick up day is not until Wednesdays. The Board requested that Mrs. Pannebecker request from the city to arrange pick up on Mondays. Mrs. Pannebecker will advise the Board.

CABLE DISCUSSION: Mrs. Mauceri reported that she is having problems with her cable and the digital images. After discussion Mr. Larish advised Mrs. Mauceri to contact Comcast and arrange for a service call as most homes need amplifiers with the new digital cable system.

**MANAGER REPORT:** Mrs. Pannebecker reported that the newsletter was emailed electronically and also hand delivered. Mrs. Heuser reported that due to the cost of printing and delivering the newsletter the association will ask for vendors who want to put a business card in as advertisement for a cost of \$25 per issue. Tennis court posts were repaired as requested. Mrs. Pannebecker is continuing work on the collection accounts, landscaping and lighting.

**Insurance Renewal:** Mrs. Pannebecker presented the Board with the renewal of the insurance premiums. After discussion a motion was made by Mr. Brown to approve the renewal proposal as submitted, seconded by Mrs. Mauceri and passed unanimously.

**OLD BUSINESS:**

Mrs. Pannebecker reported that the owners of Lot 25 want to set up a meeting with the Board to discuss their request to remove the stop sign installed in front of their home. Mrs. Pannebecker will set up this meeting with Mr. Blackburn and Mr. Larish for the week of November 2, 2009.

Meeting Sign: Mrs. Pannebecker reported that the management company had assisted in the installation of a meeting sign at Harbour Isles for approximately \$500 a few years ago and requested that the Board inspect it. If they approve, Mrs. Pannebecker will obtain pricing.

**NEW BUSINESS:**

OPC Management Contract Renewal: Mrs. Pannebecker presented the renewal contract for management services. After discussion the Board requested a meeting be set up with Mr. DeMott to discuss.

White Fly Ficus Disease: Mrs. Pannebecker reported that many of the ficus hedges have this white fly disease. Rood Landscape has sprayed for the disease; however, it will require a second treatment. Mrs. Pannebecker will keep the Board informed.

Wicker & Smith Collection Attorney: The Board discussed the financial situation of the association and the need to obtain a collection firm to proceed to collect assessments through small claims courts. After discussion a motion to approve the Wicker & Smith firm was made by Mr. Brown, seconded by Mr. Blackburn and passed unanimously.

Anonymous Letters: Mrs. Pannebecker presented the anonymous letters received at the association office. After discussion the Board stated if the author could not sign their name then the Board will not address them.

Palm Beach Gardens Police Patrol Renewal: Mrs. Pannebecker presented the PBG Police Contract renewal for off duty patrols. Many residents stated that this is very expensive. Mr. Larish agreed to speak to his contact to obtain the information on what they can and cannot do and the Board will address this issue at the November meeting.

Lot 131: The owner of Lot 131 was notified in regards to the Jeep and the ongoing issue with this eyesore. The tenant was present and requested that the Board let the tenant keep the jeep in the driveway. After discussion the board voted three to one to deny the request for the vehicle to remain. Directors [redacted], [redacted] and [redacted] voted to deny, Director [redacted] voted to allow and Director Heuser abstained.

**ADJOURNMENT**

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

Cherylynn Pannebecker  
Recording Secretary

Marie Mauceri  
Association Secretary