

SIENA OAKS HOMEOWNERS ASSOCIATION
NOVEMBER 18, 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 and Treasurer Carol Heuser. Vice President David Blackburn and Russ Larish were absent. Al DeMott and Cherylynn Pannebecker of OPC Management were present. Notice was posted in accordance with Florida Statutes.

APPROVAL OF OCTOBER 21, 2009 MEETING MINUTES:

Mr. Brown made a motion to approve the October 21, 2009 meeting minutes as submitted, seconded by Mrs. Mauceri and the motion passed unanimously.

RESIGNATION OF BOARD MEMBER: Mrs. Pannebecker stated that Mr. Larish submitted his resignation to the Board. After discussion the Board stated that at this time no one will be appointed.

DISCUSSION OF LEASE APPLICATION FOR LOT 131: Mrs. Pannebecker presented the new tenant application for lot 131. Mrs. Pannebecker reported that there was already a tenant leasing the residence. Mrs. Pannebecker reported the ongoing issues with this lot (i.e. the jeep, numerous vehicles parked in the street, etc.). After discussion a motion was made by Mrs. Mauceri to deny the lease application, seconded by Mr. Brown and the motion passed unanimously. The Board requested a meeting with the owner of Lot 131.

IRONSTONE BANK REPRESENTATIVE LAURA KING: Laura King, Vice President of Ironstone Bank presented the Board with banking service information. Mrs. King stated that based on the bank balances their bank would not charge for the lock box service or monthly bank service charges. Mrs. King stated that the interest rate is currently at 1.65% for the money market accounts. Mr. Brown requested that Mr. DeMott provided a schedule of proposed bank charges and fees at the various banks.

DISCUSSION OF LOT 197 EMAIL: Mrs. Pannebecker presented the request of an owner to deed over the common area next to his home as the area is irrigated with their water. After discussion a motion was made by Mr. Brown to deny the request as the Board does not have the authority to deed over association property to owners. The motion was seconded by Mrs. Mauceri and passed unanimously.

TREASURER'S REPORT: Mr. DeMott reported that as of October 31, 2009 the operating checking balance currently has a deficit of \$14,753. Mr. DeMott stated that the cable bill check was held until November 1st until the funds to pay it were received. The reserve account had a balance of \$410,331. There were 54 owners who owed assessments totaling \$73,701. 23 owners have been sent to the attorney for collection.

Mr. Brown stated that the Board of Directors is doing their best to collect the payments and place liens as necessary. A motion to approve the Treasurer's Report as submitted was made by Mr. Brown, seconded by Ms. Heuser and passed unanimously.

DISCUSSION OF 2010 BUDGET: Mr. DeMott reviewed the proposed 2010 budget with the Board Members. Ms. Heuser stated that the Board attended the budget meeting on November 10, 2009 and all the budget items were reviewed at that time. Mr. DeMott stated that the monthly assessment will increase approximately \$10 per month per unit.

Mr. Smith requested that the Board remove the tree trimming and police patrol costs to lower the assessment. A motion was made by Mrs. Mauceri to approve the 2010 budget with the \$10 increase. Mrs. Mauceri withdrew her motion. The withdrawal was seconded by Mr. Brown and passed unanimously.

Mrs. Mauceri made a motion to approve the amended 2010 budget with assessments not to exceed \$169 for the patio homes and \$180 for the estate homes, seconded by Mr. Brown and passed unanimously.

DISCUSSION OF LOT 46 FORECLOSURE: Mrs. Pannebecker presented the Becker & Poliakoff correspondence in regards to the foreclosure on the lien for lot 46. After discussion a motion was made by Mrs. Mauceri to approve the foreclosure on the lien, seconded by Mr. Brown and passed unanimously.

COMMITTEE REPORTS

ACC – Mrs. Vita reported that Mr. DeZwarte resigned from the ACC Committee. Ms. Mast volunteered to serve for the rest of Mr. DeZwarte’s term. Mrs. Vita reported that the post light fixtures are still available contrary to what some residents have stated. Mrs. Vita requested that Mr. Brown look into purchasing a bulk amount of post lights that can be sold to the residents.

Landscape – Mrs. Marchetto had nothing to report.

Covenants – Mrs. Mossieri was not present; however, Mrs. Pannebecker reported that the violation letters have been sent out and the committee is following up on compliance issues.

Welcome – Mrs. Rollo reported that she needs more copies of the pamphlets.

Compliance Review – No report.

MANAGER REPORT: Mrs. Pannebecker reported that the request for the inspection of the tennis court damage has been requested. Once the date is received she will forward the meeting date to the Board.

Discussion of Sidewalk Repairs: Mrs. Pannebecker asked if the Board was still interested in obtaining sidewalk repair proposals. Mr. Brown stated that proposals should be obtained for the damaged areas. Mrs. Pannebecker will obtain a list of addresses where damages exist and obtain proposals. Residents reported that lot 222 has a large amount of damage and is dangerous to walk on.

OLD BUSINESS:

Meeting Sign: Mrs. Pannebecker requested that the board provide specific requirements for the meeting sign change. Mrs. Mauceri requested that a price be obtained to keep the current sign and encase it in Plexiglas case with a lock and also a price to obtain a new Plexiglas sign.

Stop Bar Painting: Mrs. Pannebecker presented the Board with the stop bar painting proposal in the amount of \$990 from True Lines. After discussion a motion was made by Mr. Brown to approve the \$990 proposal as submitted, seconded by Ms. Heuser and passed unanimously.

Speeding by Fed Ex Ground and UPS: Mr. Brown requested that Mrs. Pannebecker notify FedEx and UPS that their drivers exceed the speed limit in the community.

Mr. Millstein, a resident of Siena Oaks, suggested that the Board and Management speak with Officer Schnur of the Palm Beach Gardens Police Department who is in charge of the traffic officers.

Toddler Hour: Mrs. Pannebecker reported that Mrs. Joeckel requested Toddler Hour be continued and asked for the Board’s approval. **WHAT WAS THE VOTE?**

NEW BUSINESS:

Palm Beach Gardens Police Patrol Renewal: Mr. Brown stated that the Palm Beach Gardens Police patrol renewal is due. Ms. Heuser stated that the police are still sitting in the clubhouse lot while they are on patrol. Mr. Brown requested that Ms. Heuser and Mrs. Pannebecker meet with Sgt Schnur and address the issues the association is having with the patrol and report the resident's complaints that speeding is still a huge issue. Mrs. Pannebecker will set up this meeting. Mr. Brown requested that the association obtain a number that the residents can call when the police are delinquent in their duties that have been assigned.

Becker & Poliakoff Renewal: Mrs. Pannebecker presented the Board with the renewal agreement for the legal services. A motion was made by Mrs. Mauceri to approve the renewal, seconded by Mr. Brown and passed unanimously.

OPC Management Contract Renewal: Mrs. Pannebecker presented the renewal contract for management services. Mrs. Mauceri requested that the current contract expire on December 31, 2009 and no increase be prorated from June 2009. Also the renewal contract should have an expiration date of December 31, 2010 with the proposed increased management fee. After discussion a motion was made by Mr. Brown to approve the contracts with the revised dates and increase. The motion was seconded by Mrs. Mauceri and passed unanimously.

Owner Requests: Ms. Heuser stated that any owners who request information must be in writing and forwarded to the Board. After discussion a motion was made by Mr. Brown to approve the owner's request in writing, seconded by Ms. Heuser and passed unanimously.

ADJOURNMENT

There being no further business to come before the Board, Ms. Heuser moved to adjourn the meeting at 9:20 pm, seconded by Mr. Brown and the motion passed unanimously.

Cherylynn Pannebecker
Recording Secretary

Marie Mauceri
Association Secretary