

SIENA OAKS HOMEOWNERS ASSOCIATION

JANUARY 27, 2010

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 and Vice President David Blackburn. Cherylynn Pannebecker of OPC Management was present. Notice was posted in accordance with Florida Statutes.

APPROVAL OF DECEMBER 16, 2009 MEETING MINUTES:

Ms. Heuser made a motion to approve the December 16, 2009 meeting minutes as submitted, seconded by Mr. Blackburn and the motion passed unanimously.

DISCUSSION OF IRONSTONE BANK: Mrs. Pannebecker provided the Board with a comparison sheet of the three banks rates for CDs. Rates for one year terms on 6 & 12 month CD's. After discussion a motion was made by Mr. Blackburn to deposit \$50,000 from the reserves into a 12 month CD at Ironstone and an additional \$100,000 for a 6 month CD into Ironstone, seconded by Mrs. Heuser and the motion passed unanimously.

TREASURER REPORT: Mrs. Pannebecker reported that the balance in the operating account as of December 31, 2009 was \$23,122. The reserve account had a balance of \$422,078. There were 52 owners with outstanding assessments as of December 31st. 21 owners have been sent to the attorney for collections. Mrs. Pannebecker reported that the owner of lot 97 has agreed to the Settlement Stipulation detailing the amounts to be paid and the dates they are due. The owner of lot 90 submitted a hardship letter asking the Board to remove some of the legal fees and interest owed on the unit. After discussion the Board stated that since the new owner did not apply to the association when purchasing the home as is required no reductions would be made. Mrs. Pannebecker will forward the denial to the attorney.

COMMITTEE REPORTS:

ACC – Mrs. Vita presented the new Monier Life Tile Roofs in Vanguard Roll along with the following approved colors: Cool Grey, Arizona Clay, Spanish Blend, Champagne Cream, Pinto Blend, Marmalade and White. Mrs. Vita and the four committee members approved these colors. After discussion a motion was made by Mr. Brown to approve the selected colors and type with the stipulation that the white is not highly recommended as it will be tough to keep clean. The motion was seconded by Ms. Heuser and passed unanimously.

Metal Roofs: Ms. Heuser wanted to discuss the option of metal roofs. However, the Siena Oaks documents do not permit metal roofs. Therefore, no additional discussion was necessary.

Landscape –Mrs. Marchetto stated that many residents are complying with the requests of the committee. Mrs. Marchetto informed the Board that the owner of lot 118 removed a dead tree and replaced it with a three stalk Robeline. After discussion Mr. Brown moved to approve the installation of the Robeline, seconded by Mrs. Mauceri and the motion passed unanimously.

Mrs. Mauceri requested that Mrs. Pannebecker inquire with Rood Landscape in regards to their monthly invoice being \$17,320 instead the contract price of \$17,245. Mrs. Pannebecker will inquire and report back to the Board.

Covenants – Mrs. Mossieri reported that the committee is still sending out violation letters and following up on previous violations.

Mr. Brown reported that an issue was reported to him that an owner and Mrs. Mossieri had a disagreement. The owner is angry and stated that Mrs. Mossieri is overbearing. Mrs. Mossieri denied that the incident happened the way it was described and reported that the Board requested that she report all violations and when they are reported she receives no back up. Mrs. Mossieri stated that she was verbally attacked. Mr. Blackburn stated that this behavior cannot be tolerated as the committees represent the Board of Directors and the Association. All situations should be diffused. If there is an issue the Committee Members are reminded to walk away and not confront owners.

COMMITTEE REPORTS:

Welcome –No report as Mrs. Rollo was not present. Mr. Brown reported that he appreciated Mrs. Rollo heading this committee as it is important that new residents know the rules and requirements.

Compliance Review – No report as Mrs. Rollo was not present.

MANAGER REPORT: Mrs. Pannebecker provided the manager’s report (copy attached).

Lock on Estate Walkway: Mrs. Pannebecker reported the vandalism observed by two residents at the estate walkway gate. Photos were provided of the damage. The Board discussed that the vandalism issue will be addressed as one of the residents was witnessed causing the damage. After discussion the Board requested that the gate be painted in a shiny black paint along with the posts. A motion to approve the painting was made by Mrs. Mauceri, seconded by Mrs. Heuser and passed unanimously.

Mrs. Mauceri stated that the light located near the gate needs to be inspected.

Completion of Stop Bars: Mrs. Pannebecker reported that all the stop bars have been painted.

OLD BUSINESS:

Meeting Sign: Mr. Brown reported that the meeting sign can probably be enclosed by his contactor for approximately \$150. After the plexi glass is installed Mrs. Pannebecker will investigate new lettering for the Board Meetings.

Comcast Shut Off - Mrs. Pannebecker provided the Board with the email from Samra Wilson at Comcast stating that individual homes cannot be shut off because of non payment of assessments as the bulk contract is with the Association.

Mr. Smith questioned the Board in regards to the clear plexi glass over his front door. The window does not open above the door and it has been covered with the plexi glass for over 5 years. Another resident was present and has the same covering. After discussion the Board unanimously allowed the plexi glass as it is considered additional hurricane protection.

NEW BUSINESS:

Sign Cleaning: Mrs. Pannebecker presented the Board with the proposal from Fast & Clean for \$20 per sign. After discussion the Board requested that Mrs. Pannebecker ask what can be done to lower the price.

Annual Meeting: Mrs. Pannebecker reported that one of the board members was concerned with the Annual Meeting date falling on St. Patrick’s Day. After discussion the Board agreed that since the date is not a federal holiday and most offices are open, the date will remain as March 17th.

Audit 2009: Mrs. Pannebecker presented Mark Escoffrey’s proposal for the 2009 Audit. After discussion a motion was made by Mr. Blackburn to approve the proposal for the 2009 audit by Mark Escoffrey CPA, seconded by Mr. Brown and passed unanimously.

ADJOURNMENT

There being no further business to come before the Board, Mr. Blackburn moved to adjourn the meeting at 9:00 pm, seconded by Ms. Heuser and the motion passed unanimously.

Cherylynn Pannebecker
Recording Secretary

Marie Mauceri
Association Secretary