

SIENA OAKS HOMEOWNERS ASSOCIATION

FEBRUARY 17, 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 also present. Notice was posted in accordance with Florida Statutes.

APPROVAL OF JANUARY 27, 2010 MEETING MINUTES:

Mr. Blackburn made a motion to approve the January 27, 2010 meeting minutes as submitted, seconded by Mrs. Mauceri and the motion passed unanimously.

TREASURER REPORT: Mrs. Pannebecker reported that the balances in the operating account as of January 1, 2010 and January 31, 2010 were \$23,422 and \$1,455 respectively. The reserve account had a balance of \$421,619 as of January 31, 2010. There were 52 owners with outstanding assessments as of January 31st of which 25 owners have been sent to the attorney for collections.

Mrs. Pannebecker reported that as per the Board's approval the letter was sent to the owner of lot 101 in regards to the record request.

Mrs. Pannebecker reported that the Stipulation Agreement for Lot 97 has been signed by the owner and the Association President. The checks required were attached to the agreement.

TODDLER HOUR: Mr. Blackburn requested information for the Toddler Hour. Mr. Blackburn stated that it came to his attention that Ms. Heuser and Mr. Brown provided their approval to give \$30 to this event without consulting the other two Board Members. Mr. Brown stated that he received an email asking for the \$30 and assumed the whole Board received the same. Mrs. Joeckel who hosts the event explained the activities and how the children enjoyed their time. Photos were provided. Mrs. Mauceri stated that if this event is going to continue it should be opened up to the entire community for all ages of children. Mrs. Joeckel stated that she cannot provide activities for all ages as that is a lot of work and she volunteers her time. After discussion a motion was made by Mrs. Heuser to provide a maximum of \$50 per quarter for this event, seconded by Mr. Blackburn and the motion passed unanimously.

DISCUSS & APPROVE APPOINTMENT OF BOARD MEMBER: Mr. Brown reported that since the resignation of Russ Larish left an open seat on the Board he would like to nominate Ron Kirby for the open position. Mrs. Mauceri stated that she would like to nominate Lee Vita for the open seat. Mr. Blackburn stated that he feels Lee Vita is too valuable as the Committee Chair of the ACC Committee and felt it would be a great loss to remove her from that position. Ms. Heuser and Mr. Brown agreed. After discussion a motion was made by Ms. Heuser to appoint Ron Kirby as a Member of the Board, seconded by Mr. Brown and passed unanimously.

DISCUSSION OF AMENDMENT: Mr. Brown presented language on Board Member Responsibility and requirements. After discussion a motion was made by Mr. Brown to send this drafted language to the attorney for legal preparation for the next round of amendments, seconded by Mr. Blackburn and the motion passed unanimously.

COMMITTEE REPORTS:

ACC – Mrs. Vita presented information to the Board in regards to maintenance of the homes in Siena Oaks and requested that the Board review the foreclosure homes to see if the roofs can be cleaned and the exterior maintained. After discussion the Board requested that management look into the budget and report if there are extra monies that can be used to accomplish the clean up.

Mrs. Vita reported that Lot 284 has not met the standard of the community post light requirements. After discussion the Board requested that the owner be sent a letter to conform to the community standard.

COMMITTEE REPORTS (CONT):

ACC (Cont.) - Mrs. Vita discussed Lot 288 and the tree that was removed. After discussion Mr. Blackburn stated that this home never had a royal palm tree and the tree that was removed was a coconut tree. The coconut tree had died. The tree that is in questioned with the flowering plantings has been there for many years. A motion was made by Mr. Blackburn that no additional information is needed and the tree is approved, seconded by Mrs. Heuser and passed unanimously. A motion was made by Mr. Blackburn to approve the following selection of replacement trees for the estate section: Robeline, Christmas Palms, Foxtails, Magnolias and Hollys. The motion was seconded by Mrs. Mauceri and passed unanimously.

Landscape –Mrs. Marchetto stated that many residents are complying with the requests of the committee.

Covenants – Mrs. Mossieri reported that the committee is still sending out violation letters and following up on previous violations. Mrs. Mossieri discussed Lot 270 in regards to the email the resident sent stating that the roof cannot be cleaned due to the claim being processed with Citizens. The board discussed the option of having the roof chemically cleaned without the need for pressure cleaning and requested that this information be forwarded to the homeowner. After discussion a motion was made by Mr. Blackburn to require the roof be cleaned as per the documents, seconded by Mr. Brown and passed unanimously. Mrs. Pannebecker will send a letter to the owner.

Mr. Brown requested before a second letter is sent out to the resident for a violation that a call be placed to each owner. After discussion Mrs. Mauceri requested that Mrs. Pannebecker be the person who places the phone call in regards to the violation.

Welcome –No report as Mrs. Rollo was not present.

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

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

Painting of Walkway Gate: Mrs. Pannebecker presented two proposals for the painting of the estate walkway gate from Fast & Clean for \$1,200 to include the gate, posts and all the signs in the community, and one from Premium Painters for \$1,200 gate only. After discussion a motion was made by Mr. Blackburn to approve the Fast & Clean proposal including the signs, gate and posts, not to exceed \$1,200, seconded by Mrs. Mauceri and passed unanimously.

Mr. Blackburn requested that Mrs. Pannebecker meet with Mike Mazzio of Gator Ultimate Landscaping to obtain a proposal for the landscape contact for Siena Oaks.

NEW BUSINESS:

Annual Meeting: Mrs. Pannebecker questioned the Board if they require the attorney present for the annual meeting. After discussion the Board agreed that the attorney should be present.

The Board requested that new closers be installed on the tennis court and estate walkway gates. The spring type closers are not working.

ADJOURNMENT

There being no further business to come before the Board, Mr. Blackburn moved to adjourn the meeting at 8:45 pm, seconded by Mrs. Mauceri and the motion passed unanimously.

Cherylynn Pannebecker
Recording Secretary

Marie Mauceri
Association Secretary