

## SIENA OAKS HOMEOWNERS ASSOCIATION

NOVEMBER 10, 2010

### CALL TO ORDER/DETERMINATION OF A QUORUM:

The Siena Oaks Board of Directors Meeting was called to order at 7:00PM by President David Blackburn. Other Directors in attendance were Vice President Al Brown, Secretary Marie Mauceri, Treasurer Carol Heuser and Director Ron Kirby. Cherylynn Pannebecker and Al DeMott of OPC Management was also present. Notice was posted in accordance with Florida Statutes.

### APPROVAL OF OCTOBER 13, 2010 MEETING MINUTES:

Mr. Blackburn made a motion to approve the October 13, 2010 meeting minutes as submitted, seconded by Mr. Brown and the motion passed unanimously.

**TREASURER'S REPORT:** Mr. DeMott reported that the balances in the operating account and reserve account as of October 30, 2010 were \$41,620 and \$413,523. 51 owners had outstanding assessments and 24 accounts have been sent to the attorney for collections.

A motion was made by Mr. Blackburn to approve the Treasurer's Report, seconded by Mr. Kirby and passed unanimously.

**DISCUSS AND APPROVE 2011 BUDGET:** Mr. DeMott presented the 2011 Budget to the Board of Directors. Mr. DeMott summarized the \$37,000 deficit from the previous year which represents bad debt. Mr. DeMott stated that with minimal increases the assessment for 2011 would remain the same.

Mrs. Heuser discussed the option of having a security company patrol the community as opposed to the Palm Beach Gardens Police Department in order to provide the community with some savings. This item will be discussed at a future meeting. Mrs. Mauceri questioned the increase in the property management contract. Mr. Blackburn stated that the management company kept their price from last year and provided for an additional 6 months with no increase. Since the increase is 3% he felt this was fair as many vendors are providing for 3% increases. Mrs. Mauceri stated that she will approve the budget but was not happy with the increases.

Mrs. Rollo questioned some of the numbers in the budget and the Board reviewed and summarized each item.

Mr. Kirby made a motion to approve the 2011 Budget as submitted, seconded by Mrs. Mauceri and passed unanimously.

**DISCUSS AND APPROVE 2011 MANAGEMENT CONTRACT:** Mr. DeMott presented the 2011 Management Contract Renewal. Mr. DeMott summarized the contract and the 3% increase stating that the bookkeeping end with the many foreclosures is very time consuming. After discussion a motion was made to approve the 2011 contract as submitted, seconded by Mr. Kirby. Mr. Brown and Mrs. Heuser approved and Mrs. Mauceri opposed. The motion passed 4-1.

### COMMITTEE REPORTS:

**ACC** – Mrs. Vita presented the detailed information on the ACC Committee's recommendation for replacement trees in the community. After discussion a motion was made by Mr. Brown to approve Patio side trees to be Cassia, Red Jatropha, Christmas Palms, Robeline's and Fox Tail palms, seconded by Mr. Kirby and passed unanimously. A motion as made by Mr. Blackburn to approve Cassia, Red Jatropha, Magnolias, Christmas Palms, Robeline's and Fox Tail Palms for the estate side, seconded by Mr. Kirby and passed unanimously.

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ACC (cont)

Mrs. Vita stated that Lot owner 25 was present to have his plans reviewed by the Board for the covered patio structure on the rear of his home. Mr. Blackburn reviewed the plans and checks the elevation and set backs along with the review of the engineer's letter. After discussion Mr. Blackburn made a motion to approve the submitted plan, subject to the owner submitting a red stamped plan approved by the City and that the owner must meet all the City's requirements, seconded by Mr. Brown and passed unanimously.

**LANDSCAPE:** No report.

**COVENANTS:** Mrs. Pannebecker presented the required letter for Lot 258 in regards to the status of the roof replacement and the insurance claim.

Loretta Sadowski stated there is no report and requested that the Board please appoint committee members.

**WECOME:** Mrs. Rollo reported that she needed the correct phone number for the President of the Board in order to print more handouts for new residents. Mrs. Pannebecker emailed her the new residents and she would meet with them this weekend.

**COMPLIANCE REVIEW COMMITTEE:** No CRC hearings were requested.

**MANAGER REPORT:** Mrs. Pannebecker reported that the road re-seal was going well and that most residents were complying with all requests.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**December Meeting Date:** After discussion a motion was made by Mr. Blackburn to hold the Board meetings on the second Wednesday of each month going forward and the December Board Meeting will be held on December 8, 2010.

**Annual Meeting Date:** Mrs. Mauceri requested that the Board discuss the Annual Meeting Date due to scheduling issues. After discussion the Board stated that the Annual Meeting Date will be March 23, 2011.

**ADJOURNMENT**

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



Cherylann Pannebecker  
Recording Secretary



Marie Mauceri  
Association Secretary