

SIENA OAKS HOMEOWNERS ASSOCIATION

FEBRUARY 9, 2011

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 of OPC Management was also present. Notice was posted in accordance with Florida Statutes.

APPROVAL OF JANUARY 12, 2011 MEETING MINUTES:

Mrs. Mauceri made a motion to approve the January 12, 2011 meeting minutes as submitted, seconded by Mr. Blackburn and the motion passed unanimously.

PRESIDENT REPORT:

Becker & Poliakoff Invoice: Mr. Blackburn summarized the on going issue with Becker & Poliakoff and their invoices. Mr. Blackburn stated that once a resolution is reached he will report back to the board.

Mrs. Pannebecker provided the Board with the Foreclosure spreadsheet showing the individual status of each owner and the attorney's recommendations. Mrs. Pannebecker asked the Board to review and notify her of how the association wants to proceed based on the attorney's recommendations

TREASURER'S REPORT:

Mrs. Pannebecker reported that the balances in the operating account and reserve account as of January 31st were \$85,990 and \$394,216 respectively. 55 owners had outstanding assessments and 24 accounts have been sent to the attorney for collections. A motion was made by Mrs. Mauceri to approve the Treasurer Report, seconded by Mr. Brown and the motion passed unanimously.

COMMITTEE REPORTS:

ACC – Mrs. Vita stated that the committee approved the roof tile for Lot 3.

LANDSCAPE: Mrs. Marchetto was not in attendance, however the Board was asked to approve a fine for lot 283 as the owners have not addressed landscaping issues. After discussion a motion was made by Mr. Blackburn to approve the fine, seconded by Mrs. Mauceri and the motion passed unanimously.

COVENANTS: Mrs. Sadowski reported that the committee will be conducting their inspections this coming weekend. She reported that the committee agreed to keep switching sections as agreed and notices would only be sent to owners with homes with at least two light bulbs out.

WECOME: Mrs. Rollo was not in attendance.

COMPLIANCE REVIEW COMMITTEE: A CRC Hearing was requested by the owners of lot 262. Mrs. Rollo reported via email that she will set up the meeting and report back to the board.

MANAGER REPORT:

The Board reported there are bulbs out on the front entrance meeting sign, the white post lights, the estate/patio well lights and the spot light on the gate at the estate walkway. Mrs. Pannebecker will request the electrician repair them.

SIENA OAKS HOMEOWNERS ASSOCIATION

Board Meeting Minutes of FEBRUARY 9, 2011.....Page -2-

MANAGER REPORT (Cont.):

MEETING SIGN: The Board reviewed the options on the front meeting sign. After discussion a motion was made by Ms. Heuser to purchase a new sign, no second was made and the motion failed to carry. Mr. Brown suggested a white erase board be installed and lettering for the Board and ACC meeting be placed so that the date can be printed in. After discussion a motion to proceed with the white erase board was made by Mrs. Mauceri and seconded by Mr. Brown. The motion passed 4-1 with Ms. Heuser opposing.

Lot 278 – Mrs. Pannebecker presented the letter from the owner of lot 278 requesting the “no parking” sign be moved down so she can back out of her driveway with a clear view. After discussion the Board agreed to move the sign.

Lot 32 – An owner reported a car parked on the street in front of this home. Mrs. Pannebecker was requested to send a letter to the owner.

OLD BUSINESS:

Weiss Security: Ms. Heuser presented the proposal from Weiss Security and summarized the services being offered. Ms. Heuser discussed that if the association hired the company the association would have to provide a place for the golf cart to be parked with a cover and an electrical outlet for the charging of the cart. Mr. Blackburn questioned if the golf cart was marked with security emblems and if the officers are uniformed. Mrs. Mauceri questioned the insurance liability in regards to the golf cart and what type of outlet would be need. Ms. Heuser will obtain the answers to the Boards questions. After discussion the remaining Board Members felt that it was in the association’s best interest to continue having Palm Beach Gardens Police provide the patrol service as they provide more of an authoritative presence. Mrs. Vita stated that the Board should speak with Mr. Tann in regards to security as in the past he was interested in providing this service. After discussion the Board agreed that it would be better to not involve residents in association business.

NEW BUSINESS:

Rood Landscape Contract Renewal: Mrs. Pannebecker presented the Rood Contract with no price increase. After discussion a motion was made by Mrs. Mauceri to approve the new contract for 2011, seconded by Ms. Heuser and the motion passed unanimously.

Newsletter: Mrs. Vita questioned when the next newsletter was being mailed. Ms. Heuser stated the first week of March before the annual meeting. Mrs. Vita requested that the Board host a wine/cheese party for the community in order to provide a community event for the residents. After discussion Mr. Blackburn requested a date be obtained and a committee organizes the event.

The Paving Lady: Mr. Blackburn requested that Mrs. Pannebecker have The Paving Lady back on site to inspect the right turn located by lot 278 as it is showing signs of wear. Ms. Heuser requested they repaint the white stop bars as many vehicles riding over them have marked them up with black lines.

ADJOURNMENT

There being no further business to come before the Board, Mr. Blackburn moved to adjourn the meeting at 7:50 pm, seconded by Mr. Kirby and the motion passed unanimously.

Cherylynn Pannebecker
Recording Secretary

Marie Mauceri
Association Secretary