

SIENA OAKS HOMEOWNERS ASSOCIATION

AUGUST 17, 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 Carol Heuser, Secretary Marie Mauceri, Treasurer Ron Kirby and Director Lindsey Smith. Cherylynn Pannebecker of OPC Management was also present. Notice was posted in accordance with Florida Statutes.

APPROVAL OF JULY 13, 2011 MEETING MINUTES:

Mrs. Mauceri made a motion to approve the July 13, 2011 meeting minutes as submitted, seconded by Ms. Heuser and the motion passed unanimously.

PRESIDENT REPORT:

Aprons in Community: Mr. Blackburn informed the directors that the association is experiencing problems with the apron areas in the community, specifically a complaint from an owner regarding standing water. After discussion Mr. Blackburn reported that he and Mr. Smith will investigate the apron areas that need repair and provide a list of addresses. The Board will budget this item in the 2012 budget.

Cable Assessment: Mr. Blackburn reported that the Cable Company will be instituting a 3½% utility increase for 2012. The board will need to account for this item in the 2012 budget.

Late Fees: Mr. Blackburn stated that Becker & Poliakoff has required a letter be sent to all owners informing them that the association will be instituting the late fee charges as per the documents starting immediately. After discussion a motion was made by Mrs. Heuser to send the notice, seconded by Mrs. Mauceri and passed unanimously.

Collecting Past Due Assessments from First Mortgagees: The Board reviewed the letter provided by Becker & Poliakoff regarding to the collection of assessments from first mortgagees. An amendment would be required to the Siena Oaks documents. A motion to request a proposed amendment from the attorney was made by Mr. Blackburn, seconded by Mrs. Mauceri and the motion passed unanimously.

TREASURER'S REPORT: Mrs. Pannebecker reported that the balances in the operating account and reserve account as of July 31, 2011 were \$157,379 and \$403,897 respectively. 38 owners had outstanding assessments and 19 accounts have been sent to the attorney for collections. Mrs. Pannebecker reported that the accounts receivable were \$112,706. A motion was made by Mr. Blackburn to approve the treasurer's report, seconded by Mr. Kirby and the motion passed unanimously.

MANAGER REPORT: Mrs. Pannebecker stated that Becker & Poliakoff has not updated the status report. They stated they are still in the process of migrating to a new system. She also reported that a payment was received from Lot 70. \$700 retainer letters were prepared for lots 64 & 264; however, no payments will be forwarded until verification that payment was not issued previously.

AT&T Damage Status – Mrs. Pannebecker stated that Mr. Friedman sent a response letter stating the Association did not cause this damage and proof would be required. To date no response from AT&T has been received.

Mrs. Pannebecker reported that she will be off on August 23, 2011; however the time missed will be compensated on August 24, 2011. She also stated that she will be on vacation from Sept 6th to the 9th and in her absence Al DeMott will cover Siena Oaks.

SIENA OAKS HOMEOWNERS ASSOCIATION

COMMITTEE REPORTS:

ACC -- Mrs. Vita addressed the following issues:

Lot 101 – A plat or survey will be required showing where the exact placement of the screen enclosure will be placed before the committee will approve it. Mrs. Pannebecker will advise the owner.

Lot 123 – The entire home is in need of painting because the walls on the exterior are different colors. Mrs. Pannebecker reported that the covenants committee sent a letter stating the south side of the home was in need of paint. The Board discussed and will require the owner paint the entire exterior. A 90 day completion period was approved.

Lot 75 – The owner wants to install pavers in the rear yard. After discussion the board agreed that the resident must submit an ACC Application along with all the appropriate information for approval.

Lot 81 –The owner changed their driveway by installing stones and removed the grass along the side of the driveway. The committee is requiring that the sod be replaced as the stones are not approved.

Lot 262 – Mrs. Mossieri requested that the requested receipt be obtained for the purchase of the post light to prove it was purchased over a year ago. If no receipt is received, the owner will be required to reinstall the originally approved post light.

LANDSCAPE: Mrs. Marchetto reported that everything was fine; however, questioned only three alternatives chosen by the committee when replacing trees. She stated that an owner trying to make an improvement should be able to choose their own tree type. She will not be reporting the owners who have installed new trees at their home.

Mrs. Vita requested a meeting with Tracy at Rood to obtain better choices for tree replacement. Mrs. Pannebecker will have Tracy contact Mrs. Vita.

COVENANTS: Mrs. Pannebecker reported that Mr. T. Clarke resigned from the covenants committee and that a replacement will need to be appointed.

COMPLIANCE & WELCOME - Mrs. Rollo was not in attendance.

OLD BUSINESS: Mrs. Pannebecker presented the Florida Patio Furniture proposal to be ratified by the Board. A motion was made by Mr. Blackburn to approve the proposal in the amount of \$1,450, seconded by Mr. Kirby and the motion passed unanimously.

NEW BUSINESS:

Garbage & Landscape Debris: Mr. Smith reported that many of the residents are leaving their landscape and trash out on the grass, sidewalks and curbs before the pick up day. It is getting out of hand and stated that the Board will need to address this issue with possible fines.

Metal Roofs: Mr. Kirby stated that he would like the Board to investigate the option of barrel tile roofs constructed of metal for the community. Mr. Kirby requested that samples be obtained for discussion.

Mr. Blackburn requested that Mrs. Pannebecker speak with the police department in regards to the parking, trash and sitting in the parking lot issues. Mrs. Pannebecker will report back to the Board.

ADJOURNMENT

There being no further business to come before the Board, Mr. Blackburn moved to adjourn the meeting at 8:15 pm, seconded by Mr. Smith and the motion passed unanimously.

Cherylynn Pannebecker
Recording Secretary

Marie Mauceri
Association Secretary