

SIENA OAKS HOMEOWNERS ASSOCIATION
SEPTEMBER 14, 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 Secretary Marie Mauceri, Treasurer Ron Kirby and Director Lindsey Smith. Vice President, Carol Heuser was absent. Cherylynn Pannebecker of OPC Management was also present. Notice was posted in accordance with Florida Statutes.

APPROVAL OF AUGUST 17, 2011 MEETING MINUTES:

Mrs. Mauceri made a motion to approve the August 17, 2011 meeting minutes as submitted, seconded by Mr. Kirby and the motion passed unanimously.

HOMEOWNERS STATEMENTS & ISSUES

Lot 123 - The owner was present to discuss the issue of the covenants letter she received in regards to having the entire exterior of her home painted. The owner explained that she received a letter stating the south side of her home needed painting. After the committee chair inspected her home it was determined that the exterior had three different shades of color and that the entire exterior would need to be painted. The owner stated that currently she is involved in a legal issue and cannot paint the exterior at this time. The Board requested a letter from her attorney stating the same and asked that the attorney provide a date that the home can be painted. Mr. Blackburn made a motion to allow the owner's attorney send a letter to provide the resident lead way in completing the painting, seconded by Mr. Kirby and passed unanimously.

Lot 10 – The owner was present and stated that they will be moving out of Siena Oaks and wanted to thank the Board and Cherylynn Pannebecker for all their hard work and dedication to the community. The owner understood that the job of the Board and management is thankless but he wanted to state his appreciation for our work. The owner stated that he appreciated Cherylynn's professionalism and support through their time at Siena Oaks.

PRESIDENT'S REPORT: No report.

TREASURER'S REPORT: Mrs. Pannebecker reported that a payment was received from Lot 142. Mrs. Pannebecker reported that notice has been received of bankruptcy on Lots 242 & 204. Mrs. Pannebecker reported that a discharge was reported on Lot 68 bankruptcy. Mrs. Pannebecker reported that the attorney has been notified and sent the documentation on these lots.

Mrs. Pannebecker reported that the balances in the operating account and reserve account as of August 30, 2011 were \$130,962 and \$405,799 respectively. 42 owners had outstanding assessments and 19 accounts have been sent to the attorney for collections. Mrs. Pannebecker reported that the accounts receivable were \$113,559. A motion was made by Mr. Smith to approve the treasurer's report, seconded by Mr. Blackburn and the motion passed unanimously.

MANAGER REPORT: Mrs. Pannebecker stated that Becker & Poliakoff has not updated the status report. They reported they are still in the process of migrating to a new system.

Lot 128 – Mrs. Pannebecker stated that a purchaser package was received on this lot. The attorney provided the estoppel information to the bank and title company. Mrs. Pannebecker reported that the two letters showed two different amounts. The attorney is researching this issue and will advise.

Pool Furniture – Mrs. Pannebecker reported that the lounge chairs have been picked up to be restrapped. Once they are completed they will be delivered with the new umbrellas for the pool deck.

COMMITTEE REPORTS:

ACC -- Mrs. Vita addressed the following issues:

Painting exterior of home same color: The Board stated that homes can be painted the same color as they presently are.

Tree Selection: Mrs. Vita reported that Cherylynn sent the recommendations of Rood for tree replacement of magnolias and ligustrums. Tracy Spasato stated that they can keep them trimmed small and round and that the root system would not interfere with pipes, sidewalks or driveways. Mrs. Vita stated that the ligustrums will only be allowed on the estate side and the magnolias are not a preferred choice. Mrs. Vita reported that she met with Mr. Hendrickson at the City of Palm Beach Gardens and her stated that when Siena Oaks was built by the developer only a few of the Oaks are what they call “ non removable tree’s”. The other Oaks were installed to provide shade and each lot was required to have 1 shade tree. Mrs. Vita stated that the City will require a representative of Siena Oaks to meet with the planner and they will tell us what tree we can replace the Oaks that need to be removed with. After discussion Mr. Blackburn requested that Mrs. Vita attend the city meeting with the planner and report back to the board.

Lot 205 & 81 Fence: Ms. Mosseri stated that fences are not allowed as per the documents to be painted. The owner of Lot 205 painted both sides of their rear fence in white. After discussion the Board stated that a letter be sent stated no fence can be painted.

LANDSCAPE: Mrs. Marchetto reported that all landscaping issues are fine and owners are complying

COVENANTS: Mrs. Pannebecker reported that Mr. Larish resigned from the committee. Mrs. Marchetto volunteered herself and Mrs. Larish to inspect only the light bulb violations for the committee. Mr. Blackburn stated that the committee members need to volunteer for the entire committee responsibilities and not just partial tasks. Mr. Blackburn requested that a notice be sent out email and in the newsletter requesting volunteers to serve on this committee. Mrs. Vita provided a list of violations she observed in the community and asked that they be addressed. Mrs. Vita questioned the height of hedges at some homes being up past the window sills of the homes. She stated that they need to be trimmed to the sill line. After discussion the Board stated that the association cannot dictate how high a resident wants to keep their shrubbery in front of their home only that we will maintain the trimming.

COMPLIANCE & WELCOME - Mrs. Rollo was not in attendance, however Cherylynn reported that the committee is following up on all new residents and that no hearings have been requested.

Lot Owner 20 was present and questioned the Board on the issue of his vehicles being stickered for parking in the street. The owner stated that his lot is odd shaped and it is difficult to park the vehicles in his driveway as his vehicle hangs over the sidewalk. After discussion Mr. Blackburn stated that this issue is clearly documented in the Siena Oaks Declaration and the Board has a responsibility to enforce the rules.

OLD BUSINESS: Mrs. Mauceri requested that since the Covenants Committee is looking for volunteers that Mrs. Mossieri be appointed. After discussion the Board stated that with the past history of issues they would rather obtain new volunteers to serve on this committee.

NEW BUSINESS:

Mr. Lindsey Smith provided reports on dirty roofs and light bulbs that are out. Mrs. Mauceri discussed the issue of Mr. Smith soliciting business from owners being that he inspected the property. Mrs. Mauceri reminded Mr. Smith that soliciting business is not allowed while he serves on the Board.

Mr. Smith presented the option of using CFL light bulbs at the pool area and in the post lights. Mr. Smith presented the light showing the bulbs inside. After discussion the Board stated that since there are two types of bulbs they would like to see both. Mr. Kirby will purchase the other bulb and provide to Cherylynn so they can both be displayed at the clubhouse for review. The CFL bulbs will save the association in electric costs.

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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. The Board requested that Lot 21 be sent a letter to clean the sidewalk where is stained from him leaving debris. The Board requested that the fining paragraph from the documents be emailed to the Board.

Mrs. Vita requested that the Board and Management review Article 13 of the documents where it states that the mortgage company has to be notified when an owner is late on assessments. After discussion Mr. Blackburn stated that this is not necessary as once the owner is late 3 months the attorney's office handles the collection.

ADJOURNMENT

There being no further business to come before the Board, Mr. Blackburn moved to adjourn the meeting at 8:50 pm, seconded by Mr. Smith and the motion passed unanimously.

Cherylynn Pannebecker
Recording Secretary

Marie Mauceri
Association Secretary