

# **SIENA OAKS HOMEOWNERS ASSOCIATION**

**NOVEMBER 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 Carol Heuser, Secretary Marie Mauceri and Director Lindsey Smith. Treasurer, Ron Kirby was not in attendance. Alfred DeMott, President and Cherylynn Pannebecker, Property Manager of OPC Management were also present. Notice was posted in accordance with Florida Statutes.

## **APPROVAL OF OCTOBER 12, 2011 MEETING MINUTES:**

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

## **HOMEOWNERS STATEMENTS & ISSUES:** None

## **PRESIDENT'S REPORT:** None

**TREASURER'S REPORT:** Mr. DeMott reported that the balances in the operating account and reserve account as of October 31, 2011 were \$156,509 and \$409,553 respectively. 33 owners had outstanding assessments and 19 accounts have been sent to the attorney for collections. Mr. DeMott reported that accounts receivable were \$117,813. Mrs. Mauceri discussed the late owners and requested that a courtesy call be made to the owners who are 90 days late prior to turning them over for collections.

A motion was made by Mr. Blackburn to approve the treasurer's report, seconded by Ms. Heuser and the motion passed unanimously.

**DISCUSS AND APPROVE THE 2012 BUDGET:** Mr. DeMott reviewed the proposed 2012 budget. Mr. Smith stated that he did not agree with keeping the PBG Police Department's services as it is expensive and felt they were not doing a good job. Mrs. Mauceri questioned the raise in the OPC Management contract. Mr. DeMott reported that he experienced a raise in insurance costs and needs to offset that cost. After discussion a motion was made by Mr. Blackburn to approve the 2012 budget as submitted, seconded by Ms. Heuser and passed unanimously.

**MANAGER REPORT:** Mrs. Pannebecker reported that Jill Liberto of Becker & Poliakoff had a death in the family therefore no status report was provided. Upon receipt of the report, it will be forwarded.

LED/CFL Bulbs - Mr. Smith presented three types of CFL bulbs for the post lights around the pool area in addition to the previous light that Mr. Kirby displayed at his home. After discussion a motion was made by Ms. Heuser to approve the light recommended by Mr. Kirby and seconded by Mr. Blackburn. The vote carried 3-1 with Mr. Smith opposed. The LED bulbs will be installed at the pool area.

## **COMMITTEE REPORTS:**

**ACC** — Mrs. Pannebecker presented the proposed new ACC form to include shutters, windows and doors as requested. Mrs. Vita will review and advise. Mr. Blackburn requested clarification of the approved trees to replace the diseased palms. Mrs. Vita stated that the Jatropha, Cassia and Ligustrum are the approved tree selections and all must have a 4" caliper.

**LANDSCAPE:** Mrs. Marchetto reported that all landscaping issues continue to be addressed and owners are complying with notices.

**COVENANTS:** Mrs. Sadowski reported that this committee has conducted their inspection and the new violations have been provided to Mrs. Pannebecker. Mrs. Sadowski still requires a progress log. Mrs. Mauceri requested that when they conduct their inspection to indicate which lots need to be fined.

**COMPLIANCE & WELCOME** - Mrs. Rollo was not in attendance; however, Mrs. Pannebecker reported that the committee is following up on all new residents.

**SIENA OAKS HOMEOWNERS ASSOCIATION**

**OLD BUSINESS:**

Lot 123: Mrs. Pannebecker provided the response from the owner's attorney regarding the request to painting the exterior of her home. After discussion a motion was made by Mr. Smith to approve the owner's request to painting the east side of her home only. The motion failed for a second.

A motion was made by Mrs. Mauceri to paint the entire home within 30 days and seconded by Mr. Blackburn. Ms. Heuser and Mr. Smith opposed. Mrs. Mauceri and Mr. Blackburn approved. Therefore, the motion failed.

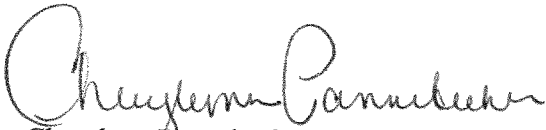
A motion was made by Ms. Heuser to provide until January 15, 2012 to complete the painting of the exterior of the home and seconded by Mrs. Mauceri. The motion carried 3-0 with Mr. Smith abstaining. Mrs. Pannebecker will provide this information to Mark Friedman and request a letter be sent to the owner and her attorney.

**NEW BUSINESS:**

**OPC Management 2012 Contract Renewal:** Mr. DeMott reviewed the contract with the Board. Mr. Smith questioned the contract language stating the property manager is not on site the Tuesday prior to the meeting. Mr. DeMott reported that Mrs. Pannebecker has continued to provide the service on Tuesday, although not required, without any extra cost to the association since OPC Management was awarded the management contract. Mr. Smith requested that Mrs. Pannebecker continue to be on site every Tuesday. He also provided some grammatical changes to be incorporated into the agreement. After discussion a motion was made by Mr. Smith to approve the contract with noted changes and seconded by Mr. Blackburn. The motion carried 3-1 with Mrs. Mauceri voted against the motion.

**ADJOURNMENT**

There being no further business to come before the Board, Mr. Smith moved to adjourn the meeting at 9:10 pm, seconded by Mr. Blackburn and the motion passed unanimously.

  
Cherylynn Pannebecker  
Recording Secretary

  
Marie Mauceri  
Association Secretary