

SIENA OAKS HOMEOWNERS ASSOCIATION
DECEMBER 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 Vice President Carol Heuser, Secretary Marie Mauceri and Director Lindsey Smith. Treasurer Ron Kirby was not in attendance. Cherylynn Pannebecker, Property Manager was also present. Notice was posted in accordance with Florida Statutes.

APPROVAL OF NOVEMBER 9, 2011 MEETING MINUTES:

Mr. Blackburn made a motion to approve the November 9, 2011 meeting minutes with noted corrections, seconded by Mrs. Heuser and the motion passed unanimously.

HOMEOWNERS STATEMENTS & ISSUES: Lot Owner 7 was present and volunteered for a committee. The owner will review what each committee's requirements are and will let the Board know which committee she would like to serve on.

Lot 21 was present and reported that they had two issues they will present to the Board. The first issue was that they had painted their door 2 years ago in a turquoise color. The resident stated that after walking the neighborhood she observed many different types of doors including glass, wood and painted types. The owner requested to be able to keep their current door color.

The second issue is going back to when Leo's landscape was our landscaping vendor. The vendor had damaged the resident's gate. After many phone calls and disagreements the vendor did return and repair the door; however they installed it about 12 inches higher than previously placed. The gate door is level at the top but higher off the ground. After discussion the Board stated that they would accept the gate as it is installed currently. The resident also requested that Rood the present landscaper come back to repair the damage they have caused to the hardware (latch) of the gate. The resident also reported that their artillery fern was killed by weed killer and wants Rood to replace. Mrs. Pannebecker will have Rood repair and follow up.

Lot 91 – The owner was not present, however they sent a letter requesting that they be able to keep their current red door as there are many painted doors in the community.

After discussion the Board stated that the documents are clearly stated that the doors must not deviate in color or style of the garage and entry doors from that originally installed by the developer unless approved by the Architectural Committee. Mrs. Heuser stated that if we make these two residents change their doors then every owner with a different type door must replace their doors as required by the documents.

PRESIDENT'S REPORT: Mr. Blackburn stated that a question arose about whom is allowed per the documents to sign checks for the association. Mr. Blackburn read Section 8 – Duties of the officers. After discussion Mr. Blackburn moved to appoint Marie Mauceri as the Assistant Treasurer to enable her to keep signing and keeping record of the checks, seconded by Mrs. Heuser and passed unanimously.

TREASURER'S REPORT: Mrs. Pannebecker reported that the balances in the operating account and reserve account as of November 30, 2011 were \$156,510 and \$411,431 respectively. 33 owners had outstanding assessments and 19 accounts have been sent to the attorney for collections. Mrs. Pannebecker reported that accounts receivable were \$126,599.

Mrs. Mauceri reviewed the late list and asked that Mrs. Pannebecker ensure that liens are placed on all the fined units and copies are provided.

Mrs. Pannebecker discussed the Becker & Poliakoff Invoices for October, November and December. Mr. Blackburn stated that he requests a meeting be held with Becker to discuss the items that are in question. Mrs. Pannebecker has requested and will forward the response to the Board upon receipt. A motion was made by Mrs. Mauceri to pay what we know is correct and hold the amounts in question, seconded by Mr. Blackburn and passed unanimously.

TREASURER REPORT CONT'D:

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

MANAGER REPORT: Mrs. Pannebecker reported that Jill Liberto of Becker & Poliakoff has forwarded via email the status report and will provide to the Board.

LOT 18: Mrs. Pannebecker presented the ACC denial of the solar panels, attic fan and dish installed at this lot. The Owner submitted an application after the installation was already completed and the ACC denied the request. After discussion the Board agreed to let the solar panels stay in place as with the new green laws felt it is in the association's best interest. The Board requested that Mrs. Pannebecker send the resident a denial of the attic fan and dish. The Board also requested a copy of the permit for the solar panels.

COMMITTEE REPORTS:

ACC -- Mrs. Vita stated that Lot 4 has to install a yellow tab in replace of the Oak Tree as required by the City of Palm Beach Gardens. Mrs. Vita stated that the resident is meeting with the City to discuss this issue further. Any information received will be forwarded to the Board.

Post Light: Mrs. Vita stated that the current Matte Nickel Finish post light for the patio side is not being made going forward. Mrs. Vita suggested that the association purchase a new type light for the 204 patio homes and have them installed to ensure that all the post lights match in the community. After discussion Mrs. Mauceri stated that she does not agree with the association being responsible for this cost and install as it will cause liability issues for the association. After discussion, Mrs. Vita was requested to research new options and provide the selection to the Board for approval.

Tree Replacement of Palms on Patio Side: Mrs. Vita stated that the choices for the palm trees will stand as the Jatatropa, Cassia and Holly with the Ligustrum for the estate side only. All trees will be required to be 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, Mrs. Mauceri and Mrs. Pannebecker are working on a new fine letter that will be utilized going forward. The committee will provide Mrs. Pannebecker with notice of which lots will be required to be fined.

COMPLIANCE & WELCOME - Mrs. Rollo was in attendance; and reported that the committee is following up on all new residents; however the new purchasers and lessees will not be addressed till the end for the month for December. Mrs. Rollo reported that the new flyer has been hand delivered to each unit in Siena Oaks.

OLD BUSINESS:

New Sign: Mrs. Pannebecker stated that the new sign's plexi glass has been damaged. The Board requested that a thicker piece of plexi glass be installed. Mrs. Pannebecker will contact Classic Window and Glass and obtain pricing. The prices will be forwarded to the board upon receipt.

NEW BUSINESS:

New Computer: Mrs. Heuser stated that the management office is in need of a new updated computer. After discussion Mr. Blackburn requested that Ms. Heuser shop for prices to find a good price.

Coyotes: Mr. Smith stated that he observed the coyotes a couple of nights ago. Mrs. Pannebecker stated that animal control was already contacted and will be in next week.

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