

Seranza Home Owners Association of Seminole County, FL

HOA MEETING MINUTES: Thursday, August 8, 2019

All households represented in attendance: 1311, 1312, 1315, 1316, 1319, 1320, 1323, 1324, 1327, 1331 Fountain Hills Ct.

- Meeting called to order at 7:14 PM by Scott Lubaroff 8/8
- Tract B utility easement behind homes
 - County plat office determined recorded to HOA supersedes warranty deed
 - Current insurance policy DOES cover tract
 - 3 options
 1. Integrate tract maintenance into ongoing HOA budget (minimal impact)
 2. replat to exclude – expensive, extensive, no guarantees
 3. ask Duke Energy to care for property – little confidence they would agree
 4. Litigate v. Morris
 - 9-1 vote to approve Option #1: Coletti dissent; did not sign settlement.
 - “No Trespassing/ No solicitation” signs proposed for Tract B
 - Tract B address still listed as “Bristol Park” needs to be corrected
- Northwest sidewalk repair (damaged when Patti & Coletti pools were installed): to be fixed by Patti’s pool contractor
- Review draft revised CC&Rs
 - Agreed that an HOA attorney will be consulted for guidance and to finalize & file revisions with Seminole County
 - Agreed that there should be no separate Architectural Review Board: requests go to HOA Board then to all homeowners for review and decision - Board makes recommendation to all Homeowners. If request is made by a sitting Board member, they will be recused in lieu of a proxy selected by the other officers
 - Further discuss prohibiting rentals and what can legally be excluded/precluded
 - Agreed to a 10-day grace period on dues
 - Affirm violation procedures and fine amounts
 - Draft revision approved by 10-0 vote
- Neighborhood party originally scheduled for 8/23, but needs rescheduling