

From: "Seranza HOA (via Google Drive)" <seranzahoa@gmail.com>
Subject: Seranza Park HOA
Date: November 9, 2018 at 4:52:14 PM EST
To: seranzahoa@gmail.com
Cc: bahamacow@yahoo.com, slilly857@yahoo.com, ana17sec@hotmail.com, ddodson@millersalehouse.com
Reply-To: Seranza HOA <seranzahoa@gmail.com>

seranzahoa@gmail.com has shared a link to the following folder:

Seranza Park HOA

Good afternoon, neighbors

Thanks to all for a productive and enjoyable meeting, last night, and thanks very much to Sarah for opening your home and hosting. Mary and I feel fortunate to have found Seranza Park and to have such friendly neighbors. I think we've got a great Home Owners Association Board, and surely I'll do my best to serve our collective interests and wellbeing while HOA President, but know that it's a team effort, so look forward to our ongoing discussions.

As promised, I've created a Seranza HOA Google account (SeranzaHOA@gmail.com) and in the account's Google Drive, have included this shared folder to which you now have access. I've also created a calendar that I'll share with you all - first entry being our next HOA meeting. More documentation will added on an ongoing basis, but you'll already find our HOA Directory, the HOA Covenants & Restrictions document, and some archived communications. It will be very important, as we navigate the transition from Manzo & Associates management to management by our HOA, to have as much documentation of previous promises made contracts financial statements or

previous promises made, contracts, financial statements or neighborhood services billing information, e-mails, etc., between any of us and Seranza Park developers, various real estate agents or companies, Manzo & Associates, and so forth, and I hope that this Google Drive folder can serve as the central repository for that information. To that end, as each of you is able, please send anything and everything that you have to me at this e-mail address, and I'll work to keep things organized, and by being housed in this folder, you'll all have access to these files. EXAMPLE - one or two of you mentioned, last night, that Tom had indicated at some point that they (Manzo & Assoc?) would remain responsible for the HOA financials for 2 years while we got established. I saw Jay, this morning, and he said he knows nothing of this, so if anyone has documentation of such a promise, please forward.

If I'm recalling everything from last night's discussions accurately, our next steps forward are the following:

1. Ana Gutierrez (1327) will visit Seminole County Water to request that they come to Seranza Park for a complete assessment in hopes of realizing what's behind our high water bills. If Ana experiences any resistance, our HOA Treasurer, Chris Lilly (1311) will make contact with them on behalf of the HOA Board.
2. Our HOA Vice President, Sarah Patti (1312) will consult with her acquaintance who works in HOA matters for her guidance on our communications, rights, and management of the neighborhood oversight, will report back to us about that guidance, and will invite this person to attend our next HOA meeting to help facilitate our conversations with Tom, Jay, Manzo, et al.
3. All the while, we should all be centralizing any & all documentation and communication as described above by sending to this e-mail address (SeranzaHOA@gmail.com)

4. Please also EACH e-mail this address (not to all, please) what the annual HOA fee was that you agreed to when you purchased your home. Some of us agreed to \$150/yr, some to \$240, \$250, perhaps other. If that information can be collected it will allow us to determine what our annual HOA income will be. We'll also be working to develop an estimate for what our financial commitments will be for electrical, water, street lights, and lawn care and determine if our HOA fees will cover those expenses.

5. Based on the collective documentation that we all assemble in this Google Drive folder, and the guidance of Sarah's acquaintance, I will reach out to Jay, Tom, Manzo, and Bono and request all documentation pertaining to the past, current, and ongoing management of Seranza Park, will notify Mr. Bono that we do not intend to retain him or his firm's services, and will invite Jay, Tom, and Manzo to our next HOA meeting.

4. We should plan to meet next at 7:00 PM, Tuesday, December 4, at Ana Gutierrez's home (1327), where it can be our goal to bring additional clarity and structure to our assumption of the management of our neighborhood.

Finally, we still need to loop our neighbors in 1324, Chris and Sam Jackson, in on everything, so let's all try to find a way to meet & greet them and get their contact information.

I think that's everything for now. Please let me know if I've missed or misrepresented anything. I'd like to keep my own correspondence associated with the HOA restricted to/from this e-mail address, simply because it will make archiving all HOA business communication very easy.

Once again, thanks to you all for your neighborliness and for your confidence. Transitioning a new HOA can be tedious, but once we're through this and under our own inertia, we'll be great. Please always let me know how the HOA Board can best

represent your needs and interests.

Looking forward to many enjoyable years in Seranza Park with you all and with your families and friends.

Best wishes,
Scott Lubaroff (1319)

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