PEYTONBOLIN PL
FLORIDA REAL ESTATE AND COMMUNITY ASSOCIATION ATTORNEYS

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July 31, 2023

Sierra Ranches Community Association, Inc.
1145 Sawgrass Corporate Parkway
Sunrise, FL 33323

VIA U.S. CERTIFIED MAIL

RE: DEMAND FOR COMMON AREA MAINTENANCE

Dear Board of Directors,

The law firm of PeytonBolin, PL has been retained by Sunil and Rashmi Menon who are the owners of 1980 Meadows Drive. Mr. and Mrs. Menon are members of the Sierra Ranches Community Association ("Association") and have been in communication with the Board of Directors regarding the problems with the waterway buffer behind their home.

As you are aware, our clients have been frustrated with the weeds and overgrowth in the waterway buffer in his backyard. The waterway buffer should be 35 feet of open water from the easement boundary to the marsh area. In conversations with the Board president, Mr. Menon has made it clear and otherwise restates that neither he nor his wife will not take any actions on their own to address the problem of weeds in the waterway buffer. They are aware that the waterway buffer is a common area. Our clients have informed me that this is a new community and the developer, Lennar, is still actively involved. They have also relayed that management has indicated that they are seeking information from Lennar to determine which plants were deliberately included in this waterway as opposed to plants that are weeds and otherwise invasive species. While my client appreciates this direction, he is concerned that this problem is not being addressed in a timely manner.

As a courtesy, my client has researched the plant species approved from the approved conservation plan for the Association. A copy is enclosed.

Time is of the essence to address this issue due to the nature of our Florida climate and the ability for plants to quickly root and grow. An obvious example is the water lily. An observer

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SENDER'S RECORD



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can see the proliferation of water lily blooms which may be beautiful but in fact impedes water flow due to the root structure. My client is appreciative of the indication that management is seeking clarity for the types of plants; however, it is clear there should be more than an inquiry to Lennar. As such, our client requests the Board of Directors take immediate action to hire a professional services company to assess the plant diversity and remove invasive and non-conducive species and otherwise restore the waterway buffer to free-flowing water as required. Moreover, my client respectfully requests the board procure weed management for the waterway buffer and shorelines in the same manner as currently contracted for the lake.

In addition to the problem with weeds and free flow of water, my client understands that a 7-foot depth is required by code and permit for the water way buffer in the conservation easement; however, the area behind my client's home is clearly walkable and does not meet the 7-foot depth requirement. The waterway buffer is meant to create a free flow of water to support drainage in addition to environmental conservation. As such, my client requests the Board of Directors verify the depth and ensure the proper dredging is completed to meet the requirements of the code for the Town of Davie and the South Florida Water Management district. My client is very concerned that if this depth is not met that flooding will impact his property.

Please understand my clients have retained this law firm to support seeking resolution for the problems which impact their property. It is their intention to work with the Board of Directors as they both appreciate that their fellow neighbors have volunteered to manage the affairs of the community. We look forward to the response from the Board of Directors. My clients remain open and willing to cooperate with the Board for resolution.

Sincerely,

Jane F. Bolin, Esq.
FOR THE FIRM

Enclosures



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Planting Plan:

Common Name	Species	Size	Density	Quantity
Marsh (elevation 1.0 to 2.0 NGVD) 17.4 acres				
Pickerelweed	*Pontedaria cordata*	bare-root	3' oc	6,500
Duck potato	*Sagittaria latifolia*	bare-root	3' oc	6,000
Knotted spikerush	*Eleocharis interstincta*	bare-root	3' oc	12,000
Alligator flag	*Thalia geniculata*	bare-root	3' oc	6,000
Blue flag iris	*Iris virginica*	bare-root	3' oc	6,000
Beak rush	*Rhynchospora microcarpa*	bare-root	3' oc	6,000
Maidencane	*Panicum hemitomon*	bare-root	3' oc	8,000

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Soft rush	*Juncus effuses*	bare-root	3' oc	12,000
Sawgrass	*Cladium jamaicense*	bare-root	3' oc	15,000
Soft stem bulrush	*Scirpus validus*	bare-root	3' oc	10,000
Giant bulrush	*Scirpus* spp.	bare-root	3' oc	10,000
Hydric Tree Islands (elevation 2.5 to 4.5 NGVD) 1.0 acre				
Dahoon holly	*Ilex cassine*	10 gallon	10'oc	126
Red maple	*Acer rubrum*	10 gallon	10' oc	126
Red bay	*Persea borbonia*	7 gallon	10' oc	126
Pond apple	*Annona glabra*	7 gallon	10' oc	126
Wax myrtle	*Myrica cerifera*	3 gallon	5' oc	1,010
Coco plum	*Chrysobalanus icaco*	3 gallon	5' oc	1,010
Sand cordgrass	*Spartina bakeri*	1 gallon	3' oc	2,800
Fakahatchee grass	*Tripsacum floridanum*	1 gallon	3' oc	2,800
Transitional Buffer (elevation 3.5 to 7.0 NGVD) 1.0 acre				
Slash pine	*Pinus elliottii*	10 gallon	10'oc	450
Cabbage palm	*Sabal palmetto*	10-12'	10'oc	160
Firebush	*Hamelia patens*	7 gallon	5'oc	815
Coco plum	*Chrysobalanus icaco*	3 gallon	5' oc	815
Wax myrtle	*Myrica cerifera*	3 gallon	5' oc	815
Sand cordgrass	*Spartina bakeri*	1 gallon	3' oc	3,390