

Silver Lakes West Association, Inc.
Board of Directors Meeting
March 4, 2004
Minutes

CALL TO ORDER

The Silver Lakes Homeowners Association, Inc. Board of Directors held a meeting on March 4, 2004 at the Lake Mary Library. Notice of the meeting was posted at the entrance of the community as required by the Association Documents and Florida Statutes. Directors Present: Lionel Bonck, Kent Wilkins, Rod Meli, John Verity, Rabinder Gill, Della Smith and Danny Moore. The meeting was called to order at 7:00 p.m. Management representative Lynda McGee was also present.

APPROVAL OF MINUTES

A motion was made by Rod and seconded by Kent to approve the minutes of the February 5, 2004 Board Meeting as printed. Seconded by Rod, vote called, all were in favor, motion carried.

REPORTS

Officers

President – Lionel reported that the board met in Executive Session with the Association Attorney 2/10/04 an offer was made to the Kopman's, it appears they have rejected the offer.

Lionel also informed the members that he had attended the School Board Meeting where a plan was presented to rezone elementary school areas. He attended this meeting to support the residents of the community. He felt that all of those residents should be thanked for their efforts. He also stated that it appeared that the middle and High Schools will be considered for re-zoning.

Lionel requested that the Board members continue to review the Association Legal Documents for changes.

Vice President – Ken reported that he had attended the Lake Emma widening meeting. The meeting was held to present the traffic studies and to seek either approval or an understanding that the widening needed to be done in all one phase instead of the two that were planned.

Treasurer - John reported that 24 individuals received intent to liens in February. At this time it appears that 19 will have liens placed against the home.

Management

A written management summary was presented to the Board and reviewed with them verbally.

Committees

ARC

Approvals were given for 971 Silverton – Fence; 855 Silverado – Paint Color; 976 Silverton – New siding and painting.

An application for 856 Silversmith was given to the chairman tonight at the meeting.

Della Smith worked on a second Duron Paint Book for the ARC. A Sherwin Williams color book with color schemes is being developed and once approved they will make 2 more books. Sherwin Williams will also give a 20% discount to all owners.

The ARC will be making recommendations to the Board concerning the Sherwin Williams Color Book.

Della Smith informed the Board that a roof cleaning contractor will be giving a 15% discount to all Silver Lakes residents and passing out a flyer in the community. The Website will be updated with the contractor name as well.

Management was requested to send a violation to the 701 Silversmith for the possible conversion of the garage for vehicles into a living space in violation of Article VII, Section 27. A notice was to be sent to 889 Silversmith concerning a trailer being parked in front of the home.

Common

Kent reported that he had received two bids on the pressure cleaning of the wall. One from Hartman & Sons and the other from the Property Doctors, water is to be used from residents. He received one bid for the chemical cleaning of the wall for \$700.00 with water to rinse from residents. Management suggests that they also contact Mallard systems for a quote. A motion was made by John to approve the wall cleaning on the inside of the wall of a price not to exceed \$1,000.00. Seconded by Lionel, vote called, all were in favor, motion carried.

Kent will inform management at least two weeks in advance of the cleaning so letters can be sent to the seventeen homeowners that will be affected by the wall cleaning.

The landscaper has agreed to continue the annual contract with no price increase for 2004. A weed treatment will be done in the turf by the entry.

Beautification

It was reported that 908 Sloewood felt an error had been made concerning the notice to paint and chemically clean the roof. Della will get with the owner and manager concerning this. Management will send a letter concerning the findings.

Lionel reported that a complaint was received concerning 801 Silversmith Circle solar panels. After investigation the panels were approved and a notation was made on the application. Lionel will respond to the complainant concerning this matter.

Management was requested to send a 2nd notice to 901 Silversmith concerning the dog sign.

General Activities

No Report

Budget

An additional member has not been found.

Nominating

No Report

OLD BUSINESS

County Land Acquisition

No changes at this time.

Legal

If Kopman does not respond to the settlement offer the Association will proceed with the suit.

NEW BUSINESS

School Re-Zoning

Kent Wilkins will become active with Della Smith concerning the possible school re-zoning.

Other

Discussion ensued concerning the storage fee of \$38.00 a month. The Board will be checking into the Sentry cost of storage of the old records once they have cleaned up and disposed of unwanted items and papers.

NEXT BOARD MEETING AND AGENDA ITEMS

The next Board Meeting will be April 1, 2004 at 7:00 P.M. at the Lake Mary Library.

ADJOURNMENT

Rod made a motion to adjourn the meeting and seconded by Rabinder, motion carried.