

Silver Lakes West Association, Inc.
Board of Directors Meeting
July 1, 2004
Minutes
Page 1 of 3

CALL TO ORDER

The Silver Lakes Homeowners Association, Inc. Board of Directors held a meeting on July 1, 2004 at the Lake Mary Library, Lake Mary Florida. 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, John Verity, Rabinder Gill, Della Smith, Rod Meli and Jerry Harbin. The meeting was called to order at 7:02 p.m. Management representative Lynda McGee was also present.

APPROVAL OF MINUTES

A motion was made by Jerry and seconded by Rod to accept the minutes as printed of the June 3, 2004 with the change of address of 903 Stillwell on page two. Vote called, all were in favor, motion carried.

REPORTS

Officers

President – Lionel reported that he had delivered the items from storage at Shurguard to Sentry Management for storage. A listing of the items is attached to these minutes. He has given the articles for the newsletter over to management for publishing. Ms. Bonck will be the new Welcome Committee Chairman. She will be visiting the nine new owners.

Vice President – Kent reported that he had received a complaint concerning the cutting of the utility easement from one of the owners. The owner was informed that the property was owned by the County and they would have to be contacted.

Treasurer – John reported that the June Financial Statement would be received later in the month.

Secretary – No report.

Management

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

Committees

Executive

Lionel reviewed the Florida Statutes 720 concerning the charging and procedure for owners obtaining copies of the Association Records.

A motion was made by Lionel to adhere to Florida Statutes 720 concerning the highest allowable charge with the addition of mailing charges if they did not pick up the copies at the office of management. Seconded by John, vote called, all were in favor, motion carried.

ARC

Ms. Smith agreed to pick of the color sample used on the home at 899 Silverado for a letter of compliance to be sent by management.

Lot 54 – 980 Silverton - Mr. Gill stated he had called the owner concerning the siding replacement and painting and the owner had informed him that it was the same color as approved 5 years ago. Management was requested to send a final notice concerning the need to apply for ARC.

A new color book will be presented with standards at the next board of directors meeting.

ARC was informed that at this time no approvals are to be given for colors that are not in the current color book.

Common

Kent & Jerry have been working with the landscaper. A meeting was held with the landscaper and the committee.

Beautification

The community inspection was done and notices have been sent for this period.

General Activities

Ms. Bonck is the new chairman of the Welcome Committee.

Budget

Management will forward a proposed budget and it will then be mailed 30 days in advance of the meeting to all owners. The September Board Meeting will be where the budget is approved. The September Meeting will be held at the Lake Mary Library.

Nominating

No report.

Newsletter

We still not have a chairman or committee. This issue the President and Manager will produce.

OLD BUSINESS

County Land Acquisition

No new updates.

Legal

A motion was made by Kent to go with the law firm of Gasperoni & Fletcher as the new collection attorneys for the Association. All reporting and mail is to be sent to the management Company. Seconded by Jerry, vote called, all were in favor, motion carried. Attached is the signed engagement letter.

Association Document Review

Lionel presented papers with proposed document changes. Please find these attached. The Board will be discussing and voting on these changes at the August Board Meeting.

NEW BUSINESS

Pond Clean Up

Discussion ensued on the need of a clean up on the pond by Sloewood. Jerry will obtain process for this clean up and present them at the August Meeting.

Crossing Master

Jerry announced that he is now a member of the Crossing Board. He wanted to be sure the Association still wanted him to be the representative for the Association to the Crossing Board. The Board at this time will not select a new representative.

Entry Sign

Kent and Lionel will check the entry sign for maintenance and report their findings.

Extension

A motion was made by Kent to give an extension till November 30, 2004 for the roof of 788 Silversmith. Seconded by Lionel, vote called, all were in favor, motion carried.

NEXT BOARD MEETING AND AGENDA ITEMS

Kent reported that he will be out of town for the August Meeting. Lionel stated he would post the meeting notice sign. The next Board Meeting will be August 5, 2004 at 7:00 P.M. at the Offices of Sentry Management. The September meeting will be at the Lake Mary Library.

ADJOURNMENT

John made a motion to adjourn the meeting and seconded by Kent, motion carried.