

Silver Lakes West Association, Inc.
Board of Directors Meeting
October 7, 2004
Minutes
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CALL TO ORDER

The Silver Lakes Homeowners Association, Inc. Board of Directors held a meeting on October 7, 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, John Verity, Rabinder Gill, Della Smith, Rod Meli, Danny Moore 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 John to accept the minutes of the September, 2004. Seconded by Jerry, vote called, all were in favor, motion carried.

REPORTS

Officers

President – Lionel reported that an emergency Hurricane update was delivered to all owners.

Vice President – Kent asked management to research who they purchased the poles and globes for the entry.

Treasurer – John reported that he had given a check in the amount of \$10,000.00 to Sentry to deposit in the Silver Lakes West Operating account due to shortfalls.

Management

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

Committees

Executive

Lionel stated that the committee had decided to inform management to postpone the mail out of the meeting concerning the increase of \$44.00 per lot.

ARC

Mr. Gill reported that when he is not home he hangs the application on the outside of his doors for the residents use. He stated that due to personal problems he is behind on the applications.

A motion was made by Kent to temporarily clarify that the shingles which do not match the existing shingles and hurricane related repairs would not be violated till April 1, 2004, to allow owners time to get the proper materials and work done. Seconded by Mr. Gill, vote called all were in favor, motion carried.

Common

Kent reported that the palm tree trimming and other clean up will be done prior to Novembers.

Beautification

At this time the inspection is being postponed due to the hurricanes. An inspection will take place prior the end of the year. The members of the committee will decide on the date of the inspection.

General Activities

No report. A motion was made by Lionel that we not hold a Christmas decorating contest this year. Seconded by Della, vote called, all were in favor, motion carried.

Budget

No report.

Nominating

No report.

Newsletter

Lionel stated that he needs the articles prior to the next meeting.

OLD BUSINESS

2005 Budget

A motion was made by Lionel to rescind the motion for the meeting on the \$44.00 per home increase in 2005. Seconded by Della, vote called, all were in favor, motion carried. The Board will be discussing the letter presented by Lionel concerning the increase recommendations at the next board meeting.

County Land Acquisition

Kent reported that the county still had incomplete information on the road elevations. Silver Lakes will not settle till the elevations are given on the grade and wall along Lake Emma.

Association Document Review/Changes

Lionel stated that the Association will probably not be able to address the changes for the Documents at the Annual Meeting. He is willing to work with the Board next year on these changes.

Paint Architectural Books

A motion was made by Lionel to approve the three new paint color books for the community. Seconded by Rod, vote called, motion carried.

NEW BUSINESS

Nomination for Director Vacancy

A motion was made by Mr. Gill to nominate and elect Cathy Moore to fill the vacant board position of Maria Pascual. Seconded by Lionel, vote called, all were in favor, motion carried.

Annual Meeting

John will see if the Library will be available for the meeting on January 13, 12 or 10th for the Annual Meeting. He will contact management with date. The director positions that are up for election are Rod Meli, Lionel Bonck and Cathy Moore (Maria Pascual resigned position).

NEXT BOARD MEETING AND AGENDA ITEMS

The next Board Meeting will be November 4, 2004 at 7:00 P.M. at the Lake Mary Library.

ADJOURNMENT

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