

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

CALL TO ORDER

The Silver Lakes Homeowners Association, Inc. Board of Directors held a meeting on November 4th, 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, Kathy Moore and Jerry Harbin. The meeting was called to order at 7:05 p.m. Management representative Nancy Nordyke-Shelley was present.

APPROVAL OF MINUTES

After amending the name Kent Wilkins to those present and changing the spelling of Kathy (Kathy with a "K", rather than a "C") Moore's name in the Nomination for Director Vacancy section, a motion was made by Lionel to accept the minutes of the October, 2004. Seconded by Kent, vote called, all were in favor, motion carried.

REPORTS

Officers

None given.

Management

A written management summary prepared by Lynda McGee was presented to the Board and reviewed with them verbally.

COMMITTEES

Executive

None given.

ARC

The Community is participating in a Sherwin-Williams program that offers residents a discount when using their products. Handouts were given to attendees.

It was reported that many people are doing roof replacements without applying through the ARB. When this occurs and is noted during inspections violation letters will be sent.

Four signed applications were given to the Sentry representative for processing.

November 4th Board Minutes

Page two –

Common

It was reported that the globe at the front of the subdivision was replaced.

Beautification

At this time the inspections are still being postponed.

General Activities

No report.

Budget

It was noted that the reports required by the State were originally quoted at \$600 and are now \$450. John made a motion to spend the funds necessary to do the reports. Della seconded the motion. Motion passed.

Nominating

No report.

Newsletter

Lionel requested articles, none were offered. A one-pager will be sent out with reminders on the requirement for ARB applications for roofs and painting, the date of the Annual Meeting and the Sherwin-Williams program offer.

OLD BUSINESS

2005 Budget

There was discussion of letter options the Board would like to send out with the announcement for the Budget meeting. It was decided that there would be no discussion of the settlement with the Budget. They wish to keep those items separate.

In the letter the membership will be given the option to raise the dues.

Street Lights Settlement

Kent Wilkins has been talking with the County regarding the street lights settlement. Kathy Moore announced that she works for the department that handles street light settlements and gave the Board background information on how the process works. It does not appear that Silver Lakes will be getting power poles through the program.

November 4th Board Minutes

Page three –

Annual Meeting

The Board asked for a clarification of the legal section entry.

Three new Board members will be needed in the upcoming election.

The meeting will be held at the library.

Legal

Two residents are going to lien status. The Board requested that the Property Manager call them personally before going to legal action.

CPA Letter

There was some confusion expressed by the Board regarding the term “cash basis” when Sentry uses ‘accrual based accounting’.

The CPA letter still needs to be signed.

NEW BUSINESS

Kent stated that increased traffic in the area of the retention ponds was causing problems for those residents closest to the entry area. The Board decided to purchase posts to block the access area to vehicular traffic.

NEXT BOARD MEETING AND AGENDA ITEMS

The next Board Meeting will be December 9th, at 7:00 P.M. at the Lake Mary Library.

ADJOURNMENT

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