

Silver Lakes West Homeowners Association, Inc.
Board of Directors Meeting
February 2, 2006
Minutes

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CALL TO ORDER

The Silver Lakes West Homeowners Association, Inc. Board of Directors held a meeting on February 2, 2006 at the offices of Sentry Management, 2180 State Road 434 Suite 5000, Longwood, Florida.. Notice of the meeting was posted at the entrance of the community. Directors Present: Linda & Lionel Bonck, John Verity, Della Smith, Robert Nyenhuis and Andrew Gwyn.

APPROVAL OF MINUTES

A motion was made by Della to approve the minutes of 1/12/06 Board Meeting as written. Seconded by Robert, vote called, all were in favor, motion carried.

REPORTS

Officers

Treasurer – A financial summary for December 2005 was given and reviewed with all members present. John reported on the January Meeting of the Crossings. He stated they discussed finances and irrigation maintenance. A notice will go in the Newsletter about any interest in a Picnic for the Crossings. John was asked to investigate with the Crossing the area on Greenway between the Church and the Apartments that is not being maintained. Management will also notify the Crossings Manager.

Committees

Executive – No report.

Architectural – No report. It was noted that Rabinder Gill still has the paint sample books.

Beatification – An inspection is scheduled for February 8, 2006 at 12 Noon.

Common Area – No Report.

Welcome – We had three closings in 2005.

Newsletter – Lionel will be collecting information. Andrew volunteered to ~~be~~ monthly if Ok'd by the Board. ~~Lionel~~ will bring a copy to the next meeting for approval.

Activities – No report. Andrew wants to assist in getting more activities for the Neighborhood.

OLD BUSINESS

Amendments

The Board will be soliciting a notary. If they are unable to find one in the community they will pay a fee for a Board Member to become a notary.

County Land Acquisition

No report.

1000 Silverton

The attorney was informed to proceed since they had not complied with the attorney letter in December.

NEW BUSINESS

Enforcement

The next enforcement will be 784 Silversmith. Lionel will be taking photos and a status to send to the attorney.

Year End Report

The treasurer reviewed the CPA report and stated taxes had been paid on the interest to the Federal Government. A note will be sent to the owners informing them the review is available upon request.

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Wall

Della reported on the painting of the wall and the need for capping to prevent water in the cells of the wall. She presented bids for this work.

1. Form a 2" thick topper for the wall, ballpark of \$7,000.00
2. 2" pavers laid on top of wall, ballpark of \$8,500.00
3. Form a concrete mound on top of wall, ballpark \$6,400.00

Sherwin Williams stated it would cost roughly \$1,500.00 for paint materials and labor would be around \$4,500.00. A short fix to clean and paint the wall with labor will be around \$6,000.00.

Discussion ensued. Lionel felt the attorney should be pushed to find out the status of the road expansion before we reach a decision on this matter. A motion was made by Della to give the authority to Lionel or Kent to deal with for the Association with the attorney and Seminole county concerning the Road Project. Seconded by Linda, vote called, all were in favor.

NEXT BOARD MEETING AND AGENDA ITEMS

The next Board Meeting will be March 2, 2006 at 6:30 P.M. at the Offices of Sentry Management Longwood, Florida. Linda Bonck will be unable to attend this meeting. The April 6 & May 4th meeting will be held at the Sentry's Office.

ADJOURNMENT

John made a motion to adjourn the meeting.