

**Silver Lakes West Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**September 6, 2007**  
Minutes

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**CALL TO ORDER**

The Silver Lakes West Homeowners Association, Inc. Board of Directors held a meeting on September 6, 2007 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. A notice of this Board meeting was also mailed to all owners in accordance with Florida Statute 720 concerning budget approval. A proof of mailing was provided by management. Directors Present: John Verity, Della Smith, Tom Hilinski, Kathy Moore, Linda Bonck. Jody Reedy and Robert Nyenhuis. Management representative Lynda McGee was in attendance. The meeting was called to order at 6:35PM.

**APPROVAL OF MINUTES**

A motion was made by Linda to approve the minutes of August 2, 2007 Board Meeting as written. Seconded by Kathy, vote called, all were in favor, motion carried.

**REPORTS**

**Officers** – None

**Treasurer** – None

**Crossing Master** – John Verity reported that the master association will be cleaning the entry monuments Dock repairs were completed. Irrigation stainless steel boxes will be installed with locks at the Irrigation timers due to vandalism. The President of the Crossing, Property Manager for the Crossing, and the Lawn Service Company for the Crossing will have keys to the boxes.

**Management** – A written management summary was given to the directors and discussed. Management was requested to get a bid for the 2007 financial and tax return as we do not need the type of report that the CPA sent an engagement letter on.

**Committees**

**Executive** – No report.

**Architectural** – Shirley inform Linda Bonck that she had reviewed the tree removal for 780 Silversmith and would deny the removal of these trees. Two application were given to Ms. Bonck for action by the committee.

**Beatification** – No Report

**Common Area** - Tom will continue to check on the sign condition and will get a cost on the replacement/repair. Tom reported that he will keep checking on the trash condition of the pond. The Board felt the grounds were looking better.

**Welcome** – At this time they had no Report. Linda and Shirley were sent a new closing report for the past year.

**Newsletter** – Jodi will investigate whether her husband was interested in taking on the newsletter for the Association.

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**Activities** – No report

**OLD BUSINESS**

None

**NEW BUSINESS**

***2007 Budget***

A proposed 2008 budget with a meeting notice was mailed to all owners. A motion was made by Kathy to approve the 2008 budget as presented. Seconded by Della, vote called, all were in favor, motion carried.

***Legal Document Changes***

All board members received a copy of the Attorneys proposal for the document changes. They will review and take action at least by the next meeting concerning them. The Board would like to be able to have the owners vote on this by the Annual Meeting.

***ARC Standards***

New laws under Florida Statute 720 were made effective 7/1/07. The Board stated that new ARC standards will be presented at the October Board Meeting for Board Action. Management reminded the Board that they will need to have the information concerning this matter at least 20 days in advance to the board meeting for a mailing to all owners.

***Other***

Members reported that a rush of street vehicle petty theft/vandalism had occurred in the past few weeks. They reminded others that they need to keep valuables out of site and vehicles parked in side of garage with closed doors.

**NEXT BOARD MEETING AND AGENDA ITEMS**

The next Meeting will be on 10/4/07 at 6:30 pm at the offices of Sentry Management. Linda Bonck informed the Board that she will be out of town and unable to attend the October Board Meeting.

**ADJOURNMENT**

John made a motion to adjourn the meeting.

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**Date**