

Silver Lakes West Homeowners Association, Inc.
Board of Directors Meeting

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CALL TO ORDER

The Silver Lakes West Homeowners Association, Inc. Board of Directors held a meeting on March 6, 2008 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: John Verity, Kathy Moore, Linda Bonck, Jody Reedy and Kent Wilkins. Della Smith due to surgery was in attendance by speaker phone. Management representative Lynda McGee was in attendance. The meeting was called to order at 6:38PM.

APPROVAL OF MINUTES

A motion was made by Linda to approve the minutes of February 7, 2007 Board Meeting. Seconded by Kathy, vote called, all were in favor, motion carried.

REPORTS

Officers – None

Treasurer – The February financial report was given to the board.

Crossing Master – John Verity reported that the Master is considering semi annual dues instead of quarterly.

Management – A written management and financial summary was given to the directors and discussed.

Committees

Executive – No report.

Architectural – The following were approved during this period:

757 Silversmith – Replace front door and glass panels

773 Silversmith – new roof

889 Silversmith – front yard stones

870 Silverado – New Roof

917 Stillwell – Brick Pavers

940 Silverton – Painting

A motion was made by Linda to approve the above ARC. Seconded by Kathy, vote called, all were in favor motion carried.

An application was submitted by 740 Silversmith as a request to allow him to clean the block wall behind his home if the Board would hold him harmless. This was in error for action by the Architectural Committee and referred to the temporary Wall Committee.

Beatification – No report. Next property inspection will be done by the end of April. The yard of the quarter was 943 Silversmith.

Kent Wilkins stated he did not get an email response concerning his violation. Management and the other board members stated they had received it. Management will forward it again.

Common Area – Due to Tom's absence there was no report.

Welcome – The committee has completed the list of new owners. A new listing will be given in April of any closings in the community from 1/1/08 – 4/1/08.

Newsletter – The next newsletter is forthcoming. Articles concerning apathy as well as the wall report will be given to Mr. Reedy.

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Activities – Jodi brought up discussion about thoughts on parties to get resident participation. The Board was in agreement concerning holding the Annual Garage Sale on a Saturday in October.

At this point of the meeting Della Smith disconnected the speaker call.

OLD BUSINESS

Wall

The committee met concerning the wall on two different occasions. Their report will be finalized and given to the Board at the April Meeting. They still need to get an official finding on where the wall is on the property/easement. Discussion ensued on the maintenance/repair/replacement of the wall.

A motion was made by John to consider the approval of Kent Wilkins request to pressure clean the wall in the rear of his home. Seconded by Linda. The Board unanimously decided to table this motion.

Management submitted bids for the cleaning of the walls. John Verity stated he reviewed the cleaning and painting cost of the wall back in 2000. A motion was made by John to clean the exteriors of the walls in the community if the cost does not exceed \$1,500.00. Seconded by Linda, vote called, all were in favor, motion carried.

Further investigation by the Committee needs to be made concerning the interior of the wall and the locations of where the wall is on the individual lots and the easements.

Kent Wilkins stated he can wait till April Meeting if required for approval of the pressure cleaning approval of the interior of his wall on his lot as submitted with the hold harmless agreement.

NEW BUSINESS

Legal

The approved amendments need the notarized signature of the President and Secretary prior to filing in Seminole County, Florida.

Other

John Verity submitted a written policy on Board of directors Election. Please find attached for the Boards review an action. A motion was made by John to approve this written policy. Seconded by Kathy, vote called, all were in favor, motion carried.

A motion was made by John to appoint Robert Nyenhuis to the open director's position on the Board. Seconded by Kathy, vote called, all were in favor, motion carried.

NEXT BOARD MEETING AND AGENDA ITEMS

The next Meeting will be on 4/3/08 at 6:30 pm at the offices of Sentry Management.

ADJOURNMENT

John made a motion to adjourn the meeting.

Secretary

Date