

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

April 3, 2008
Minutes

Page 1 of 2

CALL TO ORDER

The Silver Lakes West Homeowners Association, Inc. Board of Directors held a meeting on April 3, 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, Linda Bonck, Della Smith, Robert Nyenhuis, Tom Hilinski, Shirley McDonald and Kent Wilkins. Management representative Lynda McGee was in attendance. Absent from the Meeting was Kathy Moore and Jodi Reddy. The meeting was called to order at 6:38PM.

APPROVAL OF MINUTES

A motion was made by Della to approve the minutes of March 6, 2007 Board Meeting with spelling corrections. Seconded by Shirley, vote called, all were in favor, motion carried.

REPORTS

Officers – None

Treasurer – The March financial report was given to the board and reviewed by the Treasurer.

Crossing Master – John Verity reported that new signs was being done for the master concerning Trespassing and residents only. Collections were discussed by the master concerning quarterly instead of semi annual. They have 1/3 of the association in collection concerning the last due period.

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

Committees

Executive – No report.

Architectural – No report

Beatification – The next inspection will take place at the end of April. They will also pick a yard for the next quarter at that time.

Common Area – Tom reported that the wall is missing some brick pieces. He will get enough to replace the missing ones. He informed management that the trampoline at 884 Silversmith is still out in the common area. He would like an article in the newsletter concerning the dumping of landscape debris by owners on the common area. He will also be looking into the removal of a large tree that fell on the common area. John will be sending a letter to the Crossing about the fence separating Silver Lakes West and the Crossing property. It was reported that a notice needs to be sent to the owner of 908 Sloewood concerning the feces that has been thrown over the wall on to the common areas.

Welcome – At this time the committee is up to date. A new listing will be given to the committee of closings at the next meeting.

Newsletter – A proof was given to the board to submit changes.

Activities – No report. John mentioned it would be nice to have an over 21 party in the fall for the Association.

Silver Lakes West Homeowners Association, Inc.
Board of Directors Meeting
April 3, 2008
Minutes

OLD BUSINESS

Wall

A motion was made by Tom to approve the contract submitted by Keegan & Associates, LLC and to exempt them from the workers compensation as long as they sign a hold harmless agreement. Seconded by Robert. Vote called all were in favor, motion carried.

Linda Bonck will investigate with the county the location of the walls in respect to the owner's lots.

A letter was submitted to the board from the wall committee concerning a response to the owners that had signed the petition. A motion was made by Shirley to approve the letter as submitted with the removal of the number of feet for the clearance of the wall and correct the spelling of the manager's name. Seconded by Linda, vote called, all were in favor, Kent Wilkins abstained from the vote.

The Board still does not have a policy in place concerning Kent Wilkins request to clean the interior of the wall. The Board was in agreement that he could clean the wall.

Amendments

As soon as they are received back from the attorney recorded in Seminole County management will mail all owners a copy.

NEW BUSINESS

Reserves

The new reserve law for homeowners was explained to the board. John requested that management give him contact information on companies that can do the sturdy for the Association.

A possible special members meeting may be called when the budget is ready for approval.

Access

John reported that the gate has been locked. John will see if the Crossing is interested in taking over the land in this area. ATV's were also discussed.

NEXT BOARD MEETING AND AGENDA ITEMS

The next Meeting will be on 5/1/08 at 6:30 pm at the offices of Sentry Management. Linda Bonck informed the board that she will not be available to attend the May meeting.

ADJOURNMENT

John made a motion to adjourn the meeting.

Secretary

Date