

Silver Lakes West Homeowners Association, Inc.
Board of Directors Meeting
September 4, 2008
Minutes

Page 1 of 2

CALL TO ORDER

The Silver Lakes West Homeowners Association, Inc. Board of Directors held a meeting on September 4, 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, Della Smith, Jodi Reddy, Tom Hilinski, Shirley McDonald, Linda Bonck, Robert Nyenhuis and Kent Wilkins. Management representative Lynda McGee was in attendance. The meeting was called to order at 6:31PM.

APPROVAL OF MINUTES

A motion was made by Linda to approve the minutes of August 7, 2008 Board Meeting. Seconded by Shirley, vote called, all were in favor, motion carried.

REPORTS

Officers – None

Treasurer – Treasurer – Linda reported that they had transfer some of the association funds to gain higher interest and to insure we were under the FDIC amount. Please see report attached. The August financial report was given to the board and reviewed by the Management.

Crossing Master – Crossing Master – Mr. Verity reported that the Master Association had to transfer funds from there savings accounts to the operating fund due to the Association delinquency in assessments this year. At this time they are \$100,000.00 in the arrears for this year. The Crossing is still working on checking with the Association Attorney on transferring property from Silver Lakes West to the Crossings. The palm trees behind the monument walls will be trimmed and they will be painting the tree on our sign. Fifty new NO Trespassing signs will be installed in various locations of the Crossings property.

Management – A written management and financial summary was given to the directors and discussed. A motion was made by Kathy to have John Verity do the compilation for the year end and to get a new quote from the CPA to do the taxes. Seconded by Shirley, vote called, all in favor, motion carried.

Committees

Executive – No meeting.

Architectural – Shirley stated that she reviewed the properties recommended for legal action and no changes had been made. The following ARCs were addressed by the committee:

716 Silversmith – Window Replacement – Recommended Approval

804 Silversmith – Paint home same colors and replace the bad siding with Hardi Board. – Recommended Approval.

A motion was made by Kathy to approve the ARC recommendations on 716 & 804 Silversmith. Seconded by Jodi, vote called, all were in favor, motion carried.

Beautification – Della reported that the committee completed an inspection this month. Notices have been sent. The committee recommended 760 Silversmith for the yard of the quarter. John will be contacting the owners of the burnt home concerning a time frame and ARC requirements need for the necessary repairs.

Common Area – A proposal for new light fixtures was presented by Smithson Electric. Discussion ensued over the west side fluorescent light fixture. Tom will get further bids and recommendations for alternatives for this lighting. Kent will assist Tom in the search. Management was requested to hold on repairs to this existing light fixture. The ponds were inspected after storm Fay and all were draining properly.

Welcome – The committee still have three new owners pending.

Silver Lakes West Homeowners Association, Inc.
Board of Directors Meeting
September 4, 2008
Minutes

Newsletter – The board was requested to get articles to the committee so it will be ready for mail out with the flyers for the garage sale and Block Party.

Activities – The block party will be on 10/04/08 and the garage sale will be held on 10/25/08. (either capitalized both or neither one)

Website – Needs updated information and flyers. The last minutes on there are from 2007

Wall Sub Committee – The sub committee will be meeting prior to the next board meeting with the Association. John will ask Lionel to be included on the meeting with the county concerning the wall.

OLD BUSINESS

Budget 2009 – Discussion ensued on the proposed 2009 budget. A motion was made by Kathy to approve the proposed budget for 2009 with a change to \$244.00 per home the difference from \$244.65 to \$244.00 will be taken from COA 6580. Seconded by Linda, vote called, all in favor, motion carried.

NEW BUSINESS

Violations – Management was instructed to send a new letter giving the owner 10 days to correct the painting on the home at 708 Silversmith or the matter will be turned over to the attorney. A motion was made by Shirley to send the following homes to the attorney for enforcement action: 975 & 939 Silverton and 876 Silversmith. Seconded by John vote called, all were in favor. Motion Carried.

788 Silversmith – A violation notice was sent concerning the shrubs in excess of 3 ft in front of home. The owner of the unit emailed the Association and asked about the enforcement of the set back line of the home. This was discussed by the Board. According to Mr. Wilkins this was brought up before and the board ruled that his home is set back further than the set back line of the county and the shrubs could be in excess of 3 feet but not over 6foot.

Discussion ensued concerning a commercial van at 909 Stillwell. The board requested that management send out a final notice and if not corrected it will be discussed at the next board meeting.

Annual Meeting – John will be checking to find out if the library will be available on January 14 or 29, 2009.

NEXT BOARD MEETING AND AGENDA ITEMS

The next Meeting will be on 10/2/08 at 6:30 pm at the offices of Sentry Management.

ADJOURNMENT

Kathy made a motion to adjourn the meeting.

Secretary

Date