

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

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CALL TO ORDER

The Silver Lakes West Homeowners Association, Inc. Board of Directors held a meeting on December 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, Della Smith, Tom Hilinski, Shirley McDonald, Linda Bonck, Jodi Reddy, Kent Wilkins and Robert Nyenhuis. Management representative Lynda McGee was in attendance. The meeting was called to order at 6:30PM.

APPROVAL OF MINUTES

A motion was made by Della to approve the minutes of October 2, 2008 Board Meeting. Seconded by John, vote called, all were in favor, motion carried.

REPORTS

Officers – None

Treasurer – Management was asked to forward the detail on the social expenses to the board members. The November financial report was given to the board and reviewed by the Management.

Crossing Master – **Crossing Master** – Mr. Verity reported that the Master Association budget was approved and they will now have semi annual payments instead of quarterly. The Master Association Website will be up soon and they have decided to discontinue the newsletters.

The attorney for the Crossing Master has stated that the Association Documents do not allow them to accept the gift of the retention ponds from Silver Lakes West. Linda suggested that perhaps since the Crossing can't be gifted the ponds, would they like to purchase them for \$1

Management – A written management and financial summary was given to the directors and discussed. Management was requested to call code enforcement on lot 112 that needs mowed.

Committees

Executive – The committee reviewed and approved the painting application of 959 & 975 Silverton.

Architectural – Shirley stated that the Arcs' were addressed by the executive committee. An update is needed on the home at 894 Silverado that had the fire. John stated he will contact Mr. Quick and find out the status. At this time the home has been knocked down and the lot is leveled.

A motion was made by Shirley to have the Association Attorney take the next step of enforcement on 939 Silverton and 876 Silverton. Seconded by Linda, vote called, all were in favor, motion carried.

Beautification – No December inspection will take place due to the Holidays. Once will be done in January.

Common Area – Tom reported that the entry lights were repaired and refurbished.

Welcome – They are caught up to date on this.

Newsletter – The chairman must receive the info for the newsletter within the next two weeks. John will submit articles. Deadline for the Holiday Decorations to be removed is 1/16/09.

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Activities – Jodi stated they she will box up the Holiday Decorations and deliver them to Sentry for storage. 35 homes participated in the community garage sale. About 70 individuals participated in the Block Party. The total cost of the Block Party was \$453.50.

Website – No report

Wall Sub Committee – No report John will investigate the status.

OLD BUSINESS

Wall – Update was postponed until Jan or Feb. meeting, not November.

NEW BUSINESS

Landscaping – A landscape two year renewal contract was presented by Quick Care. A motion was made by John to renew the contract for two years at a monthly increase from \$836 to \$870. Seconded by Shirley, vote called, all were in favor, motion carried.

Annual Meeting – The Annual Meeting will be held on a Thursday 1/22/09 at 7PM. The following Directors stated they would like to run again for the Board: Della Smith, Shirley McDonald and Robert Nyenhuis.

NEXT BOARD MEETING AND AGENDA ITEMS

The next Meeting will be on 1/22/09 at 7:00 pm at the Lake Mary Library.

ADJOURNMENT

Della made a motion to adjourn the meeting.

Secretary

Date