

UNAPPROVED DRAFT

The Glades at Lake Sylvan Reserve Homeowners Association Board of Directors Meeting

April 17, 2008

Board President Dan Macaluso called the meeting to order at 7 PM. Members in attendance were Adrienne Zecca-Bell and Lori Bragg. Community Association Manager Roger Stafford was present along with Community Webmaster Charlie Shaw. There were 7 homeowners in attendance. The meeting was held at the Sylvan Lake Sports Complex in Sanford, Florida. The meeting was properly noticed by a posting at the entrances to the community 48 hours in advance.

The minutes of the March meeting were reviewed and approved as written by a motion from Lori and seconded by Adrienne. Motion passed.

The meeting was opened to homeowner concerns. One owner inquired about the drainage problem in the conservation area near the pond on Walden View and Sylvan Woods Drive. Dan responded by informing that the county had cleared the drain from the pond and will be clearing and repairing the drain to relieve the conservation area within the next two weeks.

The Board reviewed 3 ARB applications. Two of the applications were approved to repaint the exterior of the homes and the third application for replacement of the windows will be considered once the Board has met with the applicant.

Dan spoke on covenant violations and stated that there are no serious issues at present excluding a home that has a wood chipper in the yard.

Dan reviewed the March financial statements and stated that all costs were in line or below budget and the Board was working toward reducing monthly costs to allow more funding for community improvements. He mentioned that the most immediate objective is to improve the area around the Walden View pond by installing irrigation, additional plantings, benches and lighting.

The delinquent assessment accounts were reviewed. Management informed that Intent to Lien notices are being sent to 9 owners who have yet to pay the February Assessment. Owners will have 10 days to remit before a lien will be placed on their property.

Dan announced that the Yard of the Month for March is 6957 Sylvan Woods Drive. A photo and a mention were highlighted in the March newsletter.

Community Webmaster Charlie Shaw reported on the community website. He stated that we now have approximately 50% of the community signed up on the email list to receive

various community communications. In appreciation for Charlie's efforts in designing and administering the site the Board awarded him with a gift certificate as a means of expressing their gratitude.

Dan informed that approximately 21 homeowners have responded to his offer to repaint their mailboxes at no cost. He also stated that homeowner Dennis Wilson has made a separate solicitation for painting, repairing and resetting mailboxes.

Dan informed that he cleaned the tennis court surface and is having some new sod installed in front of the tennis court. He also informed that the wooden structures that were in Lake Sylvan have been removed at the request of the County.

Dan, Charlie Shaw and Bob Watson spoke on the Wekiva Roadway Project. Efforts are under way with the Wekiva Parkway Community Coalition (WPCC) to inform and encourage homeowners' participation at two important meetings on May 3rd and May 6th to help thwart the plan to bring the Wekiva Parkway down Hwy 46 in front of the community. It is the objective of the WPCC to offer alternative routes that would divert the project further north so as to alleviate the noise, congestion and potential degradation of property values to homes in the community. The WPCC has spoken to several members of the Seminole County Expressway Authority to include Brenda Carey, Michael McLean and Bob Dillari. Continued meetings are planned. Dan also stated that Berrington Club, Tall Trees and Capri Cove all support the coalition's efforts. Complete information is available on this issue on the Wekiva Parkway Community Coalition website www.sc-wpcc.org. The support of all residents is critical to defeat the current plan.

The Board discussed the next newsletter. It was mentioned that we do not yet have enough participation in the community website to rely solely on electronic distribution of the newsletter so it will continue to be physically delivered to most homes. The next edition will be distributed around May 1st.

Discussion was opened on adding "Rules" to the existing Covenants and Restrictions to clarify the allowances and requirements of several sections of the community bylaws. Management explained that the Board needed to decide which sections specifically were in need and draft the language necessary to better explain each. Once the rules are established and ratified by a vote of the Board they will be mailed to all homes in the community for inclusion into the community bylaws. This issue will be further discussed at the next scheduled Board meeting in May.

With all business concluded the meeting was adjourned at 8:40 PM.