

THE GLADES ON SYLVAN LAKE HOA, INC.
BOARD OF DIRECTORS MEETING
Thursday, September 18, 2008 AT 7:00 P.M.
SYLVAN LAKE PARK RECREATION COMPLEX

MINUTES

1. Call to Order - Meeting called to order at 7:06 p.m.
2. Approval of Meeting Minutes - August 21, 2008 - Minutes approved.
3. Open Floor - no open items
4. ARB Application Review
 - 6933 SWD, repaint original colors, approved
 - 6671 SWD, added change to original addition, approved
 - 6890 SWD, Zoysia Empire grass sod approved as test case and with provisions for barriers where requested
5. Violation Review Notice - last month's violations were not sent out because of a communication error. We have confirmed with Attwood that violations should be submitted to board members for review; if no objections are made within 24 hours they are to be sent as written.
6. Business
 - A. Financial
 - i. Budget Review - We will have approximately \$100K (\$65K Operating/MM + \$35K Reserves) in our accounts at the end of 2008 if we maintain the current spending rate. The board authorizes \$20K to be moved to the operating account for the remainder of the year's expenses. 2009 budget to be discussed at the October Board meeting. Landscaping expenses are increasing - 12%; Attwood has requested an increase as well of 5% - 8%. SLR currently pays about \$5.25 per home for Management.
 - ii. Assessment Reviews - We have a fairly low delinquency rate considering the housing/financial markets; those that are outstanding have been referred to the attorneys.
 - B. Social Committee Events
 - i. Garage Sale is set for October 4th, Saturday from 8 am to noon
 - C. Yard of Month -
 - a. September 2008 - candidates to be forwarded to Lori by Saturday.
 - D. Website
 - i. Status, Updates - About 74% of households are on email
 - E. New Projects
 - i. Mail Boxes
 1. Re-painting- almost complete; 11 houses remain
 2. Welding - we have 3 mailboxes attached to their poles via u-clamps.
 - ii. Landscaping
 1. New Landscaping Service - The landscaping company we hired in June (Becker Landscaping) immediately began laying off workers and

communication was disrupted. We have hired Valley Crest to take their place. Our costs for this are increasing (12%) and we are hoping to get a better level of service.

2. Annuals
 3. Irrigation
 - iii. Beautification - recommendation to use aluminum benches was received and will be considered when we purchase.
 1. Walden View Pond
 - a. Discuss (Costs, Duties, Bids)
 - b. Start time frame
 2. Walden View Entrance
 - a. Draw Up Plans -Discuss
 3. Sidewalks, Curbs, Rust, Mold
- F. Wekiva Parkway Community Coalition (WPCC)
- a. Update - At 8:00 pm Damon Chase, attorney for WPCC visited and updated the Board on his contacts with local officials and other activities. Current status regarding the Wekiva Parkway and WPCC activities is available at <http://www.sc-wpcc.org/>
- G. Newsletter - September
- a. Review - Lori submitted draft, will be a one-sided sheet for home delivery with references to more information on-line.
- H. Community Covenants
- a. Add official Rules for clarification
 - i. Paint Update - Palette to be considered and discussed at the October meeting, Attwood to send official notice to homeowners. Current outstanding violation referred to attorney and mediation date set.
 - ii. Fencing
 - iii. Others ...
7. Adjournment - Meeting adjourned at approximately 9:36 p.m.