

**The Glades on Sylvan Lake HOA**  
**([www.sylvanlakereserve.com](http://www.sylvanlakereserve.com) )**  
**Board of Directors Meeting**  
**Thursday, February 18, 2010 at 7:00 p.m.**  
**Sylvan Lake Park Recreation Complex**

**AGENDA / MINUTES**

**1) Call to Order**

- Meeting was called to order by President Dan Macaluso at 7:05PM, with Vice President Adrienne Zecca and Secretary Tony Cerino in attendance, a full board present was present. Also present were two homeowners. Charlie Shaw, the Sylvan Lake Reserve Webmaster was unavailable due to a conflict.

**2) Approval of Meeting Minutes – January 21, 2010**

- Adrienne Zecca moved to approve the 01/21/2010 Board Meeting minutes. Dan Macaluso seconded the motion.

**3) Open Floor**

- There were two Open Floor items
  - There was a homeowner initiated discussion on lawn and landscaping recovery.
    - Leland Management was requested to contact our community landscaping company, Valley Crest, for an outlook and advice to assist recovery.
    - There was a discussion regarding front entrance work, and the replacing of a Queen Anne Palm.
  - There was a discussion regarding a recent door to door solicitation by Tuffy Auto Center.
    - Tony Cerino has emailed the local Tuffy Auto Center, communicating our community's Trespassing and Loitering Enforcement memo on file with the Seminole County Sheriff. A response from Tuffy is pending.

**4) ARB Application Review**

- An ARB for 6717 Sylvan Woods Drive was reviewed. The ARB contained two requests:
  - The house painting ARB was approved.
  - The wooden fence painting ARB was disapproved based on the requirement for fences to be left in a natural condition, or stained. Painting of wooden fences is not permitted.
- ARB review results were communicated to Leland Management

**5) Violation Review Notice**

- The violation report provided by Leland Management was reviewed. Due to general community landscaping issues, landscaping violations were suspended for February.
- Adrienne Zecca created an initial DEC process document, and reviewed comments made by the board. Adrienne will follow up with Leland Management for attorney review.

## 6) **Business**

- **Financial**
  - **Budget, Assess Review**
    - The current budget, HOA Assessment collections, and financial position were reviewed.
  - **HOA Assessment Delinquency Review**
    - The HOA Assessment Delinquency Report was reviewed for potential fines and intent to lien, if not paid by March 1<sup>st</sup>, 2010.
- **Social Committee Events**
  - None planned
- **Yard of the Month – February, 2010**
  - Based on the affects of the unseasonal cold weather, there was no February Yard of the Month consideration.
- **Website**
  - **Status, Updates**
    - Prior to the February meeting, Charlie Shaw provided softcopy status which was reviewed by the board.
- **New Projects**
  - **Beautification**
    - **Walden View Pond: Discuss (Cost, Duties, Bids), Benches**
    - **Walden View Entrance**
      - a. **Rendering Plans – Discuss**
        - i. Prior to the February meeting, the board has approved front entrance landscaping, trimming and replacement of a Queen Anne Palm.
  - **Community Road Repair**
    - Road work has been underway to repair dips and holes. The board has asked Leland Management to continue contact and follow up with Seminole County.
- **Wekiva Parkway Community Coalition (WPCC) ( [www.sc-wpcc.org](http://www.sc-wpcc.org) )**
  - **Public Records Request**

- Dan Macaluso reviewed documentation provided based on public records requests, as well as cost for additional detailed content and searches.
- A board decision will be required to continue funding the public records request and attorney support.
- Dan Macaluso referenced an upcoming FDOT / SCEA meeting scheduled for February 19<sup>th</sup>, 2010.
  - a. Based on results of this meeting, and WPCC follow on recommendations, a funding request will be presented to the board.
  - b. Of note is that other WPCC communities have provided funding to WPCC efforts.
  
- **Newsletter – January**
  - Newsletter topics were discussed by the board.
  
- **Community Covenants**
  - **Add official Rules for clarification – Leland Status**
    - **Paint Update – Color Palette, Fencing**
    - **Clarify specifications and rules**
      - a. Adrienne Zecca is working with Leland Management on Rules and Regulations documentation.

**7) Adjournment**

- Dan Macaluso motions to adjourn meeting at 9:17PM. Tony Cerino seconds the motion.