

The Glades on Sylvan Lake HOA
(www.sylvanlakereserve.com)
Board of Directors Meeting
Thursday, March 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 7:00PM, with Vice President Adrienne Zecca and Secretary Tony Cerino in attendance, a full board was present. Charlie Shaw, the Sylvan Lake Reserve Webmaster was also present, as was one homeowner.

- 2) Approval of Meeting Minutes – February 18, 2010**
 - Dan Macaluso moved to approve the February 18th, 2010 Board Meeting minutes. Adrienne Zecca seconded the motion.

- 3) Open Floor**
 - There were three Open Floor items
 - Tony Cerino discussed the February newsletter article regarding the Seminole County offer to Sylvan Lake Reserve residents for a free irrigation system check up. The check up was performed at the Cerino residence, with favorable results. Each homeowner should assess if they would benefit from such a check up and any resulting findings.
 - Community safety and security was discussed in light of recent vandalism incidents. A focus item will be added to the March Newsletter.
 - The board received a letter from a Boca Raton CFA firm indicating certain unclaimed HOA funds may be available. An offer was extended to attempt to recover the funds for a fee. The offer will be forwarded to Leland Management to be investigated to determine if these funds are in fact available, and if they can be recovered without the Boca Raton CFA firm involvement or cost.

- 4) ARB Application Review**
 - An ARB for 654 Short Oar Court was conditionally approved. It was noted that work had commenced prior to the ARB approval.
 - The February newsletter highlighted the conditions for an ARB submission. This is clearly stated in the community Declaration of Covenants, Conditions and Restrictions. ARB content and forms are also available on the Sylvan Lake Reserve web site www.sylvanlakereserve.com.
 - The need for an ARB will be highlighted in the March newsletter.

- 5) Violation Review Notice**

- The violation report provided by Leland Management was reviewed. Due to general community landscaping issues, landscaping violations were suspended again for March.
- **DEC Committee Update**
 - A prior request was made to Leland Management for a Taylor & Carls, PA, Attorneys and Counselors at Law assessment relating to ARB / DEC operations. This assessment was provided on the afternoon of March 18th, the day of the board meeting. There was not sufficient time for adequate board review. The board agreed that additional study is required. Adrienne Zecca will engage with Leland for clarification of the material provided.
 - Adrienne Zecca also discussed plans for the DEC, and the board acknowledged that the Taylor & Carls document needs deeper understanding and clarification before proceeding.

6) **Business**

- **Financial**
 - **Budget, Assess Review**
 - The current budget, HOA Assessment collections, and financial position were reviewed.
 - Dan Macaluso reviewed expected monthly spend rates.
 - **HOA Assessment Delinquency Review**
 - The HOA Assessment Delinquency Report was reviewed based on a March 16th, 2010 extract provided by Leland Management.
 - While collections were up from the March 9th, 2010 extract, there were still a number of delinquencies. Tony Cerino will contact Leland Management to understand status of delinquent / late payment homeowner contact and reporting status.
- **Social Committee Events**
 - Adrienne Zecca stated the April Garage Sale is in planning mode.
- **Yard of the Month – March, 2010**
 - Based on the affects of the unseasonably cold weather, there was no March Yard of the Month consideration. The board agreed that the Yard of the Month would be reestablished in April.
- **Website**
 - **Status, Updates**
 - Charlie Shaw provided web usage and coverage status at the meeting.
- **New Projects**
 - **Beautification**

- **Walden View Pond: Discuss (Cost, Duties, Bids), Benches**
 - a. The board agreed to proceed with obtaining bids for the Walden View Pond project with the intent to proceed with the improvement effort.
- **Walden View Entrance**
 - a. Based on costs of the Walden View Pond project, the board will consider expanding the beautification project to include the Walden View entrance.
- **Main Entrance**
 - a. The Queen Anne Palm replacement is expected to occur within the next several weeks, based on contact with Valley Crest.
 - b. A bid for pressure washing of the Main entrance (RT. 46), was been approved, and work is in the process of being scheduled.
- **Community Road Repair**
 - Road work has been underway to repair dips and holes. While certain repairs have been made, it is also clear that additional work remains to be completed. The board has asked Leland Management to continue contact and follow up with Seminole County.
- **Wekiva Parkway Community Coalition (WPCC) (www.sc-wpcc.org)**
 - **Public Records Request**
 - Dan Macaluso reviewed status of the public records request.
 - **WPCC Update**
 - Charlie Shaw, a WPCC Executive member, will provide an update that will be included in the March Newsletter.
- **Newsletter – March**
 - 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 8:54PM. Adrienne Zecca seconds the motion.