

The Glades on Sylvan Lake HOA
(www.sylvanlakereserve.com)
Board of Directors Meeting
Thursday, April 15, 2010 at 7:00 p.m.
Sylvan Lake Park Recreation Complex

AGENDA

- 1) **Call to Order -**
 - Meeting was called to order at 7:04pm with a quorum of the board present. Dan Macaluso, Adrienne Zecca and Tony Cerino were all in attendance as well as Andrea Logan from Leland Management. Three homeowners were in present at the meeting.
- 2) **Approval of Meeting Minutes - March 18, 2010**
 - Tony Cerino motions to approve the March 18, 2010 Board Meeting Minutes, Adrienne Zecca 2nds with all in favor.
- 3) **Open Floor -**
 - Homeowners present discuss their opinions on the topics discussed at the meeting.
- 4) **ARB Application Review -** No pending ARC applications for review
- 5) **Violation Review Notice**
 - Review current list
 - The Board of Directors discusses the violations they reviewed during their inspection and the system they would like to use to grade a properties landscaping. Management explains the process in which violations are noted, entered and printed. Violation letters for this month were printed and a report sent to the board for review. The Board of Directors discussed if they wanted to send out letters for lawn violations to more than half of the community. The board has varying opinions on this. Homeowners in attendance have varying opinions on this issue. The majority of the Board of Directors believes due to the nature of the condition of the lawns and the season that the letters should go out immediately. Management to delete the letters that were previously entered as they are outdated. New violation letters will be printed and sent to the homeowners in violation. The Board asks Management for more time between violation letters.
 - The Board of Directors asks Management to speak with the IT Department at Leland Management and see if they can date the violation letters differently to allow more time for review before mailing.

- DEC Committee Update
DEC Committee has not met yet due to questions about the attorney's opinion received last month. The Board requests Management to set up a conference call with counsel to get answers to questions regarding the legal opinion.

6) Business

A. Financial -

The Board of Directors reviews the month's financials. Invoice from Tom Feeney is reviewed, Dan Macaluso motions to approve the invoice, Tony Cerino seconds, with all in favor.

*** Budget, Assessment Review**

*** HOA Assessment Delinquency Review**

- Collections were discussed. The Board has requested Management send out a letter from the board along with late notices to anyone who owes \$100 or less. The Board reviewed waiver requests. Dan Macaluso motions to approve waiver request on three accounts, remaining request to be denied, Tony Cerino seconds, with all in favor.
- The board reviews and signs paperwork which will be sent to the state to recoup monies owed to the association from previous closed bank accounts totaling \$2746.22

B. Social Committee Events

- Spring Garage Sale
No Spring Garage Sale planned. Volunteer is needed to spearhead this event.

C. Yard of Month - April 2010

Yard of the Month will be awarded this month. The board will be selecting the winner for Yard of the Month later this month.

D. Website

- * Status, Updates** - Stats review
Charlie Shaw reviews website stats for the month.

E. New Projects

*** Beautification**

- **Walden View Pond: Discuss (Costs, Duties, Bids), Benches**
- **Walden View Entrance**
 - **Rendering Plans - Discuss**
Entrance rendering is onsite for resident review. Project is on hold for now. Adrienne Zecca to discuss plant materials with Valley Crest. The Board is looking for volunteers to assist with this project.
- * Community Road Repair - Update**
Road Depressions in many areas are still in need of

Repair. Seminole County will be onsite to scope the areas of concern. Management and Mr. Shaw have been in contact with Seminole County regarding the amount of time these repairs are taking.

- * Entrance cleaning - Update
Pressure washing of the front entrance has been put on hold pending landscape install.

F. Wekiva Parkway Community Coalition (WPCC) (www.sc-wpcc.org)

- * Public Records Request – Proceeding
Dan Macaluso updates the membership on the actions of Tom Feeney. Mr. Feeney got a response from FDOT on the submitted records request. Mr. Feeney has advised the association how much the Records request will cost. The Board of Directors discussed if the cost is acceptable for the records request. OOCEA has not replied to the records request as of yet.

G. Newsletter – April

H. Community Covenants –

- **Add official Rules for clarification – Leland Status**
- **Paint Update – Color Palette, Fencing**
- **Clarify specifications and rules**

8) Adjournment –

Dan Macaluso motions to adjourn at 9:56 p.m., Tony Cerino seconds with all in favor.