

The Glades on Sylvan Lake HOA
(www.sylvanlakereserve.com)
Board of Directors Meeting
Thursday, December 15, 2011 at 7:00 p.m.
Sylvan Lake Park Recreation Complex
Meeting Minutes

Call to Order

Meeting was called to order at 7:03 pm. President Dan Macaluso, Vice President Adrienne Zecca and Webmaster Charlie Shaw were in attendance. Two other homeowners were present.

Approval of Meeting Minutes

DWM moved to approve the November 17, 2011 meeting minutes as posted on website. AZ second.

Open Floor

A few homeowners have noticed non-supervised, under-aged drivers of motorized vehicles riding in the neighborhood. There was a question if the HOA would incur any liability if they were involved in an accident within our Sylvan Lake Reserve streets. It was explained that the streets in our community do not belong to the HOA. Therefore, the HOA is not responsible for the activities that may occur on them. These streets are public property and are subject to the laws and maintenance provided by the county. Although our homeowners do not own the streets within SLR, as responsible residents we can certainly call attention to any significant concerns we may have to the appropriate authorities if warranted.

ARB Application Review

- 6689 Bell Glade Place - Repaint Exterior - Colors Approved.
- 691 Montreal - Install Fence - Material and Location Approved.

Violation Review Notice

Homes on the violation list are being actively monitored. We will not send resident violation letters during the month of December with one exception.

Business

Financial

- * The 2012 Budget was approved at the October meeting. Annual assessments remain at \$500/lot.
- * Budget, Assessment Review Balance sheet has been posted on the website. Reserves and balances tracking slightly better than expected.
- * HOA Assessment Delinquency Review - Liens have been filed against 4

delinquent accounts in the community.

* HOA Annual Meeting Date

The annual meeting needs to be held either in January or February. Dan will review with Amanda to finalize date and notice to all homeowners. At this meeting, elections will be held for 2 of the 3 Board of Director positions. The current Board has a VACANT position and is hoping someone will volunteer to fill this position at the annual meeting. A quorum must be present either in person or by proxy at this meeting to hold an election. If a quorum is not present, a director can be appointed by the Board, but we would still need someone to volunteer for this open position.

Social Committee Events - none planned

Website

* Status and Updates were provided by webmaster Charlie Shaw. Email participation, readership and visit statistics to the site remain consistent.

New Projects - Holiday Decorations

* Holiday decorations were put up over the Thanksgiving weekend.

Irrigation design - working

General Maintenance Work

* Continue to monitor lighting, irrigation and grounds maintenance.

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

* Update - No new progress. Many articles concerning funding and priority of projects that hint at delaying project.

Community Covenants

- * Adding an Official Rules and Regulations clarification document was discussed.
- * Amanda from Leland agreed to work on a draft document for Board review. Board expects to review in January.

Adjournment - The meeting was adjourned at 8:15 p.m.