

SILVERLAKES HOMEOWNERS ASSOCIATION, INC.
c/o Alliant Association Management
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Fort Myers, FL 33907
Office: 239-454-1101 ** Fax: 239-454-1147

Board of Directors Minutes
January 16, 2019 – 6:00 pm
Silverlakes Community Clubhouse

1. Establish Quorum/Call to Order: The meeting was called to order at 6:04 pm with President, Lauren Siegel; Vice President, PJ Stratton; Treasurer, Markus Albrecht; Secretary, James Wisniewski (via speaker phone) and Director, Claude Marku in attendance. Scarlet Milano, CAM, was also present representing Alliant Association Management.

2. Proof of Notice: Notice was posted more than 48 hours in advance as required by Florida Statute at the Silverlakes Community Clubhouse and the Community exit gates.

3. Pledge of Allegiance: The Pledge of Allegiance was recited.

4. Approval of the Minutes:

a. November 14, 2018 Board of Director Meeting Minutes

Motion: A motion was made by Lauren Siegel to approve the November 14, 2018 Board of Director's meeting minutes. Seconded by Markus Albrecht. **All in favor - Motion Passed**

b. November 14, 2018 Board of Director Villa Meeting Minutes

Motion: A motion was made by Lauren Siegel to approve the November 14, 2018 Board of Director's villa meeting minutes. Seconded by Markus Albrecht. **All in favor - Motion Passed**

5. Old Business

a. Treasurer's Report: Markus Albrecht

Aged Owner Balances Total: **\$18,741**

Cash – Operating: **\$209,669**

Cash – Reserves: **\$712,984**

Total Cash: **\$922,653**

Available Free Cash: **\$129,469**

Expenses over budget: **\$6,032**

There are twenty-three (23) owners that are past due totaling \$18,741. In October there were forty-one (41), totaling \$22,000 and in November there were thirty-one (31), totaling \$19,500. Several of the delinquent quarter four assessments have been paid. The association's law firm, Goede, Adamczyk, DeBoest, and Cross, is now handling delinquent collection efforts in collaboration with the Board.

The Association currently has \$209,669 in their operating accounts and \$712,984 in their reserves. The available free cash has increased to \$129,469 and surpasses the Board's targeted amount. At the end of December, the Association is over budget \$6,032 due to overspending on the villa grounds by \$1,932. This expenditure will

need to be refunded to the HOA and debited to the villa equity account, which has a sufficient balance to cover the expense.

The budget overdraft of \$6,032 is due in part to unexpected hurricane Irma repairs. The HOA had \$7,802 in repair costs and the villas had \$400.

The board has assisted in reducing the past due balances in 2018 from \$79,900 to \$18,700. The sale of unit 138 is expected to close soon, effectively ending its prolonged delinquency. Attorney, Richard DeBoest, is also working on a potential payment plan with unit 111. The \$1,000,000 mortgage on the clubhouse has also been paid off.

Motion: A motion was made by Lauren Siegel to accept the Treasurer's Report as submitted. Seconded by PJ Stratton. **All in favor – Motion Passed**

Motion: A motion was made by Markus Albrecht to repay the HOA operating account in the amount of \$1,932 for the overdraft of the villa ground expenses. The villa equity account will be debited. Seconded by Lauren Siegel. **All in favor – Motion Passed**

b. Committee Reports

i. Architectural Control – No report.

ii. Communications – No report.

iii. Clubhouse Social – Judy Dobson reported that the Mortgage Burning Party will be held on Saturday, January 19, 2019 at 1:00 pm. Bingo will be held in the clubhouse on Saturday, January 26, 2019 and breakfast will be served on February 22, 2019. Judy also listed some of the activities that took place in 2018 such as the Harvest Dinner, Breakfast with Santa, and the Chinese Dinner.

iv. Finance – The committee questioned why the association should pay for Workers Compensation Insurance. Markus Albrecht explained that they carry the insurance to protect the association in case an uninsured or underinsured contractor injures themselves on the property. The cost of the insurance has decreased from \$928 in 2018 to \$706 in 2019. The committee also questioned why the villa's irrigation repair costs were so high. Markus advised the system is several years old and the frequency of repairs is expected to increase. He asked the Vendor Oversight Committee to begin researching repair versus replacement costs.

v. Fine Appeal – No report.

vi. Exercise – No report. Lauren Siegel advised the cost to fix the ten-year-old treadmill is \$1,153; a new one would cost \$3,400.

Motion: A motion was made by Lauren Siegel to purchase a new treadmill. Seconded by Claude Marku. **All in favor – Motion Passed**

vii. Vendor Oversight – The committee reported that several vendors have been approached regarding quotations for the pool filter project. Three of the vendors opted not to propose on the project due to the nature of the work required. Dean Genter is the only vendor that has offered a proposal. The Committee met with two of the companies that quoted the villa roof replacement project; both vendors' prices have increased since the date of the original bids. The roofs will be retiled with a Tuscan style tile in the color Sand Dollar. The committee volunteered to clean and paint the clubhouse

railings and the exterior light fixtures at the entrance. They purchased replacement AC filters for Service Experts and installed light extenders in all the clubhouse cans to lower the light bulbs. Dan Dobson advised he will soon add the extenders to all the light cans to brighten the space. The gatehouse lights are scheduled for repair by West Coast Electric. The Committee reported that they unsuccessfully attempted to clean the lounge chairs at the pool. They may investigate the cost to restrap despite the age of the chairs. The Board and Committee discussed the ongoing issues with the gate remotes and the call box screen. Main Gate has advised they may need to install a new antenna while they wait for the new receiver to arrive. The Committee will investigate whether they will recommend a replacement screen or a new call box. Markus Albrecht asked the Committee to share the new pricing information pertaining to the villa roofs with him in preparation of the next villa meeting. The villa owners will meet with the Board on February 1, 2019 to discuss the cost increase and their options. Alliant will send another mailing announcing the meeting and requesting villa owners RSVP.

- c. Legal Issues** – The Board discussed unit 162. The account has been in arrears for one and a half years. The owner has advised they do not intend to pay the past due assessments. The Association would be charged \$1,250 to file a lien foreclosure and \$350 per hour for the attorney’s fees. The owner of unit 162 would be billed back.

Motion: A motion was made by Lauren Siegel to proceed with the lien foreclosure on unit 162. Seconded by PJ Stratton. **All in favor – Motion Passed**

A current Silverlakes resident renter is attempting to conclude a short sale of unit 138. Alliant will ensure the prospective buyer is aware of all the items on the estoppel.

- d. Rental tracking** – There are a total of twenty (20) rentals. The number of leases has decreased from twenty-nine (29) to twenty (20) in the last nine (9) months. The CAM will ask Alliant’s Rental Department if they are still actively following up with tenants and owners with expiring leases.

- e. Association Manager’s Report** – The CAM read her report. The Board asked the CAM to contact FPL regarding upgrading the current street lights to LED fixtures.

f. Homeowner’s Forum:

- 1) A homeowner thanked Alliant for the communication pertaining to the closure of state route 82.
- 2) Markus Albrecht commented that without a contract from Dean Genter Pools with the \$5,000 deposit charge listed in the proposal for the filter replacement, he will not allow Alliant to issue a check.
- 3) The Board questioned a disclaimer on Monahan Services’ invoice for curb cleaning. The CAM will follow up with Monahan Services.

6. New Business

- a) Pool Filter System** – This has already been discussed.
- b) Pool Heater Replacement-** The CAM will obtain an official contract from Dean Genter Pools.
- c) Street Gutter Pressure Washing-** The CAM will clarify the disclaimer on the quotation.
- d) Pool Deck Pressure Washing-** The Board agreed the deck does not need to be pressure washed at this time.
- e) Pool Furniture Pressure Washing-** The CAM will verify the cost quoted is in total and not per chair.

The Board discussed the annual meeting for 2019. There will be two (2) vacant Board seats to fill with Lauren Siegel’s and Markus Albrecht’s terms expiring. Alliant will send the unapproved minutes from the 2018

annual meeting, a President’s report, and a Treasurer’s report in addition to the other items required with the second notice. Jim Wisniewski inquired as to the status of the Association’s audit. Markus Albrecht will speak with Carol Marietta, Alliant’s Accounting Director, in regard to meeting with the auditor in February after the 2018 financials are prepared.

7. Meetings:

- a. Next BOD Meeting – Wednesday, February 20, 2019

Adjournment:

Motion: A motion was made by PJ Stratton to adjourn meeting at 7:55 pm. Seconded by Markus Albrecht. **All in favor – Motion Passed**

Meeting adjourned at 7:55 pm.