

**SILVERLAKES HOMEOWNERS ASSOCIATION, INC.**  
**c/o Alliant Association Management**  
**13831 Vector Avenue**  
**Fort Myers, FL 33907**  
**Office: 239-454-1101 \*\* Fax: 239-454-1147**

**Board of Directors Meeting Minutes**  
**February 1, 2019 at 6:00 pm**  
**Silverlakes Community Clubhouse**

**1. Establish Quorum/Call to Order:** The meeting was called to order at 6:00 pm with President, Lauren Siegel; Vice President, PJ Stratton; Treasurer, Markus Albrecht; Secretary, James Wisniewski and Director, Claude Marku in attendance. Attorney, Richard DeBoest from Goede, Adamczyk, DeBoest, and Cross, was also in attendance as was Scarlet Milano, CAM, representing Alliant Association Management.

**2. Proof of Notice:** Notice was sent to all villa homeowners more than 14 days in advance as required by Florida Statute. Notice also was posted at the Silverlakes Community Clubhouse and the Community exit gates.

**2. Pledge of Allegiance:** The Pledge of Allegiance was recited.

**3. New Business: Villa Roof Replacement:** All fourteen (14) villa owners were represented at the meeting. Markus Albrecht reported that during the November 14, 2018 meeting between the Board and the villa owners, the decision was made to select BP Roofing due to their competitive bid, their work replacing the Silverlakes' clubhouse roof, and their reputation in the Fort Myers area. After that meeting, the Board contacted BP Roofing to ensure the price quoted in June of 2018 was still valid. The price had increased since the original quotation was presented to the Board. The updated cost of the project is \$347,487 if the decision is made to proceed by February 10, 2019. The cost of the project after February 10, 2019 will be \$375,286. Taking into consideration the estimated balance of \$295,295 saved in the villa reserve account by 2020 and the cost of the project, \$375,286, the association will be short \$79,991 or \$5,714 per villa. A down payment in the amount of thirty percent must be received to guarantee the price.

**4. Homeowner Comments:**

- a) A homeowner asked who would pay the price difference between the \$347,487 cost in February of 2019 and the \$375,286 total. The total cost will be divided evenly between all fourteen (14) owners.
- b) A homeowner asked when the Association began to save funds for the villa roof reserves. The funding began in 1996.
- c) A homeowner questioned if any of the villa owners are currently in arrears. None of the villa owners are delinquent.
- d) A homeowner asked if any of the money in the reserves has been spent. The Association funds the reserves for three (3) maintenance items: exterior painting, roof replacement, and pressure washing for roofs and driveways. The painting takes place approximately every six (6) years and pressure washing is scheduled every three (3) years. She also expressed her dissatisfaction that the landscapers drive their mowers over her driveway.
- e) A homeowner questioned why the price has increased. The three (3) recent hurricanes in the southern United States has contributed to higher costs.
- f) The homeowner also asked Richard DeBoest for suggestions on how to pay the assessment on a fixed income. Richard replied that the expense is no different than any other household bill. The method of budgeting the money is a personal responsibility.
- g) A homeowner asked if the money could be used to repair the design deficiency with the crickets. The Association is not responsible for repairs. They fund the reserves to replace the roofs.

- h) A homeowner asked how the replacement order was determined. The Association hired a Building Inspector to examine the roofs from the exterior and from the attics of the villas he was able to gain access to. He compiled a list ranking the roofs in the order he suggested they be replaced.
- i) A homeowner questioned if the assessments will reduce after the complete replacement project has been completed. The assessments will be lower once the project is complete.
- j) A homeowner commented that several of the single-family homes that are receiving new roofs have had only underlayment on their roofs while they wait for tile delivery for upwards of two (2) months. She would like to ensure that this will not happen to the villas once the old tiles are removed. Since the delivery of tiles is approximately eleven (11) weeks, BP Roofing will take that delivery time into consideration before they begin to remove tiles. Additionally, the proposed underlayment is guaranteed for approximately one hundred and eighty (180) days without tile.
- k) The Board offered an alternative solution to the increased assessments and projected special assessment. The Association could refund in equal parts the reserve money saved thus far. The villa owners would then assume responsibility for their own roof replacement and building maintenance. Richard DeBoest advised that the governing documents created and recorded by the developer do not state that the Association is responsible for roof replacement. The developer did however begin a reserve account for replacement. Richard postulates that perhaps the developer intended to add roof replacement responsibility to the documents, but ultimately failed to do so. There is no legal obligation for the Association to replace the roofs. The majority of the fourteen (14) villa owners would need to vote to have the reserve funds returned to them because it is a statutory reserve started by the developer. Each villa owner would receive approximately \$14,500 if they chose this alternative.
- l) A homeowner asked what would happen if shared villa owners do not agree to replace the roof. Richard DeBoest answered that the documents offer a solution to disagreements regarding shared components between the villas. The matter would go to arbitration.
- m) A homeowner questioned why the reserve funds would be refunded in equal parts as some of the villa owners have paid into the fund since its inception while other newer owners have contributed a shorter time. Richard DeBoest explained that the funding contributed by previous owners transfers with ownership of the villa. Their contribution is not refunded at the closing of the sale.
- n) A homeowner asked if the villa owners decide to continue to fund the reserves and proceed with the roof replacement as planned, can they revisit the arrangement after the project is complete and formally decide to assume replacement responsibility thereafter. The Board has already discussed this possibility and may decide that is the optimal arrangement.
- o) A homeowner asked why the roofer and inspector needed to walk on the roof. He thinks they may have caused more damage by possibly breaking tiles. The roof examination cannot be conducted properly without doing so. Additionally, it is the underlayment that offers the protection against leaks, not the tiles.
- p) A homeowner asked if all seven (7) roofs will need to have identical tile if the owners assume responsibility. Each villa shared by two (2) would submit an ARC application for consideration. All seven (7) roofs do not need to match.
- q) A homeowner asked when the special assessment would be due. The assessment will most likely be due in 2020.

**Motion:** A motion was made by Markus Albrecht to interrupt and pause the meeting to allow the villa owners an opportunity to discuss their options amongst themselves. Lauren Siegel seconded. All in Favor.  
**Motion is approved.**

The CAM reads each address from the sign in sheet to poll the owners. Thirteen (13) owners were in favor of proceeding with the funding and the project as proposed. One (1) was in favor of receiving a

refund of the reserve funds and assuming responsibility of the replacement. Richard DeBoest suggested amending the documents to formalize the arrangement.

**Motion:** A motion was made by PJ Stratton to adjourn the meeting at 7:29 pm. Claude Marku seconded. All in Favor. **Motion is approved.**

**5. Adjournment:** With no further business to discuss, the meeting adjourned at 7:29 pm