

**Board of Directors Minutes**  
**April 17, 2019 – 6:00 pm**  
**Silverlakes Community Clubhouse**

**1. Establish Quorum/Call to Order:** The meeting was called to order at 6:01 pm with President, Lauren Siegel; Vice President, PJ Stratton; Treasurer, Markus Albrecht; Secretary, James Wisniewski 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.

**LED Conversion:** The order of topics on the agenda was altered to allow a guest speaker from Florida Power and Light, Anthony Brito, to address questions regarding the LED conversion in Silverlakes. Markus Albrecht reported that the conversion to LED bulbs is under consideration to address some areas of the community that are dimly lit. FPL can customize the wattage throughout the community to address those areas. The current wattage in the community, one hundred (100) watts, would be comparable to the thirty-nine (39) watt LED bulb. This conversion would be at no immediate cost to the Association and would result in a small decrease in monthly lease rates. The community could also select a seventy-four (74) watt option which would address the dim areas and would slightly raise monthly lease rates, or a combination of the two. The thirty-nine (39) watt LED bulb should be sufficient to illuminate most of the community since LEDs are brighter than the current bulb and the light is directed downward. A house side shield was also discussed to eliminate glare in homes where the streetlights are present. The condition of some of the poles and painting the poles was also discussed. The maintenance of the poles is included in the lease, however a separate department within FPL handles that concern.

**Short Term Rentals:** The topic of short-term rentals was also discussed earlier than anticipated to allow a homeowner to address the Board as the homeowner was unable to stay for the entire meeting. The Association discovered a recently purchased property on the VRBO website. The homeowner that addressed the Board reported meeting numerous guests to the property from several different states and Canada who all claimed to be family of the new owner. The homeowner will continue to monitor and report on the various guests that stay at the property. The Board consulted Attorney Richard DeBoest and suggested a cease and desist letter be prepared. The Attorney suggested the Association amend rule two (2) of the Rules and Regulations to explicitly state that any non-owner occupancy that involves compensation of any sort whether through a lease or license is subject to the Rules and Regulations of the Association. The owner will be fined an initial fine and a fine for each rental occurrence. Alliant will place the fine on the homeowner's account once the amount is determined. Alliant will continue to forward emails received from the owner of the leased property to the Board but will take no further action at this time.

**4. Approval of the Minutes:**

**a. February 20, 2019 Board of Director's Meeting Minutes**

**Motion:** A motion was made by Markus Albrecht to approve the February 20, 2019 Board of Director's meeting minutes. Seconded by Claude Marku. **All in favor - Motion Passed**

**b. March 20, 2019 Board of Director's Organizational Meeting Minutes**

**Motion:** A motion was made by Markus Albrecht to approve the March 20, 2019 Board of Director's Organizational meeting minutes. Seconded by Claude Marku. **All in favor - Motion Passed**

**5. Old Business**

**a. Treasurer's Report:** Markus Albrecht

Aged Owner Balances Total: **\$15,561**

Cash – Operating: **\$196,738**

Cash – Reserves: **\$665,885**

Total Cash: **\$862,623**

Available Free Cash: **\$132,860**

Expenses over budget: **\$1,256**

There are fourteen (14) owners who are past due totaling \$15,561. In January there were twenty-two (22), totaling \$18,300 and in February there were sixteen (16), totaling \$17,300. The security deposit on the clubhouse mortgage in the amount of \$10,100 has been refunded to the Association and deposited into a money market account. The villa roof project has started. To date \$104,245 has been paid to BP Roofing.

Of the total \$15,561 in delinquent accounts, there are four (4) accounts that are currently with the Attorney. Those four (4) accounts total \$13,420. Jim Wisniewski reported that two (2) are on an installment plan; both appear to have defaulted. One of the accounts erroneously mailed their payment to Attorney DeBoest instead of Alliant which resulted in late processing. The other claims the check was mailed, but it is still unaccounted for. Jim Wisniewski recommended waiting to see if the check was delayed before moving forward with the latter of the two. Attorney DeBoest has amended the complaint against unit 162 and is moving forward with foreclosure. The Association has the option of evicting the owners of unit 153 after foreclosing on the property although it is unlikely there is any equity in the property as the mortgage reflects 100% of the purchase price. Alliance CAS previously advised the owners were on a payment plan but failed to produce any evidence of such an arrangement. The Board discussed if there were any other options available to them.

**Motion:** A motion was made by Markus Albrecht to consult Attorney DeBoest regarding all options available to the Association regarding unit 153. Seconded by Claude Marku. **All in favor - Motion Passed**

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

**b. Committee Reports**

**i. Architectural Control** – The committee received a total of nine (9) requests; all were approved. There were five (5) applications for roof replacements, two (2) requests for landscape, one (1) application for landscape curbing, and one (1) for storm shutters.

**ii. Communications** – Faye Norris thanked Shirley Wilmering for mailing welcome packets to all new homeowners.

- iii. **Clubhouse Social** – The committee will host an Easter egg hunt on April 20<sup>th</sup> at 10:00 am. Bingo will take place on April 27<sup>th</sup>. The committee also has gatherings planned for Cinco de Mayo and Memorial Day.
- iv. **Finance** – Markus Albrecht asked Ray Beard to follow up with the CPA who stated she wished to volunteer for the Finance Committee.
- v. **Fine Appeal** – No report.
- vi. **Exercise** – No report.
- vii. **Vendor Oversight** – The committee reported on a waiver that BP Roofing is requesting villa owners sign regarding any damage that may occur to their driveways when the roof tiles are delivered prior to installation. The committee suggested that the pallets of roof tiles be placed on the turf rather than the pavers as sod is less expensive to replace. The Board came to the consensus that the tiles, which have already been placed on the driveways, should remain there as moving them now is unnecessary and will likely still put strain on the driveways. It was suggested that concerned villa owners take photos of their driveways prior to the tile delivery. The committee also reported the exterior clubhouse lights near the pool have been replaced, the call box screen has been replaced, and the pool filter project is complete. They are working on procuring estimates to install a flagpole at the entrance, new mailboxes throughout the community, installation of palm trees to replace some that have been removed, and they may consider renovations to the community's entrance monument and waterfall lighting. They will also consider addressing the acoustics inside the clubhouse during the preparation of the 2020 budget. Markus Albrecht asked that the committee begin investigating the cost of replacing the irrigation system for the villas.

c. **Legal Issues** – All legal issues were already discussed.

d. **Rental tracking** – Jim Wisniewski was not provided the report.

e. **Association Manager's Report** – The CAM read her report.

**f. Homeowner's Forum:**

- 1) A homeowner asked why the fine for fishing increases with each occurrence while the fine for unauthorized renting is a fixed \$25. The Board explained the fishing fine is tiered and per occurrence. The rental fine is accrued per day.
- 2) A homeowner reported that she is not receiving all correspondences from Alliant. She also reported that the website keeps changing. The CAM confirmed her mailing address is correct in Alliant's records. The Board is unaware of any changes to the website. She also asked when Alliant stopped accepting payments at their Vector office. Alliant stopped accepting payments in January of 2018. The homeowner also asked when the Rules and Regulations and Community Standards changed. The Board voted to change both documents last year. The homeowner also discussed fines her son received for fishing behind private homes. She also commented on pavers that are in the lake.
- 3) A homeowner thanked the Board for volunteering for the benefit of all the homeowners in Silverlakes.
- 4) A homeowner asked that the Board consider purchasing "No Smoking" signs for the pool area as the issue has become problematic.

**6. New Business**

a) **Short Term Rentals** – This has already been discussed.

b) **Revision to Rule 2-** This has already been discussed.

c) **Marketable Title Record-** The Documents must be reinstated or reset per FS 720 or they will be voided after thirty (30) years. The original Documents were recorded in 1994. Attorney DeBoest will begin working on this.

**d) LED Conversion-** Greg Walker will inspect the streetlights in the community and ascertain which lights should be brighter. The Board will table the topic until that information is obtained.

**e) Entrance Fountain Repair-**

**Motion:** A motion was made by Markus Albrecht to approve the estimate from Dean Genter to replace the motor at the entrance fountain in the amount of \$1,275. Seconded by Claude Marku. **All in favor – Motion Passed**

**f) Other Business to be determined-** Lauren Siegel reported that there is some suspicious activity taking place in the clubhouse parking lot. He will reach out to Statewide Security to inform them to monitor the parking lot during their patrols. Sue and Jim will work on updating the Director's Manual.

## **7. Meetings:**

a. Next BOD Meeting – Wednesday, May 15, 2019

### **Adjournment:**

**Motion:** A motion was made by PJ Stratton to adjourn meeting at 8:18 pm. Seconded by Claude Marku. **All in favor – Motion Passed**

**Meeting adjourned at 8:18 pm.**