

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 Minutes
May 15, 2019 – 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; Secretary, James Wisniewski and Director, Claude Marku in attendance. Treasurer, Markus Albrecht was absent. 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. April 17, 2019 Board of Director's Meeting Minutes

Motion: A motion was made by PJ Stratton to approve the April 17, 2019 Board of Director's meeting minutes. Seconded by Jim Wisniewski. **All in favor - Motion Passed**

5. Old Business

a. Treasurer's Report: The report was provided by Jim Wisniewski.

Aged Owner Balances Total: **\$19,205**

Cash – Operating: **\$231,177**

Cash – Reserves: **\$633,387**

Total Cash: **\$864,565**

Available Free Cash: **\$132,291**

Expenses under budget: **\$400**

The owner balances increased from \$15,561 to \$19,205 which is not unusual during months when assessments are due. In March there were fourteen (14) delinquent owners and in April there were twenty-four (24). There are four (4) owners who have still not paid their second quarter assessments. There were seven (7) owners who paid late, but have a small balance due to late fees.

There are four (4) accounts that are currently with the Attorney. The two (2) accounts that are on payment plans, units 312 and 111, are current with their planned payments. Regarding the other two (2) delinquent accounts, the Association filed a lien foreclosure on unit 162. Shortly thereafter the bank filed a lien foreclosure which takes precedence over the Association's lien. The homeowner then filed Chapter 7 bankruptcy. As a result, the Association has filed a claim with the Court to attempt to collect the amounts owed to it. Attorney, Richard DeBoest's office mailed a proposed payment plan to the final delinquent account, unit 153, with no response from the homeowner. There is an unrelated \$100,000 lien on the property and the property was financed 100 percent with a VA mortgage. So there is no equity in the property at this time. The Attorney

advised that the Association could file a lien foreclosure however the homeowner could declare bankruptcy and the Association would then receive a portion of the outstanding debt owed to it.

b. Committee Reports

i. Architectural Control – The committee received a total of fourteen (14) requests; eight (8) for roof replacement, four (4) for tree removal, and two (2) for exterior paint. One (1) roofing request was denied due to lack of adequate information. The others were approved.

ii. Communications – No report.

iii. Clubhouse Social – The committee will host bingo on Saturday at 7:00 pm. On May 25th they will have a Memorial Day dinner. The cost is \$10, and it will include food and entertainment.

iv. Finance – The committee has two new members.

v. Fine Appeal – The committee received two requests for fine appeals. The fines were waived in both cases.

vi. Exercise – No report.

vii. Vendor Oversight – The committee is in the process of obtaining information to present to the Board regarding the replacement of the trees removed this year, the FPL LED light conversion, and quotations to replace all mailboxes throughout the community. Two (2) of the villa roofs have been replaced. The third and fourth are in progress. Greg Walker recommended the Board send an invitation to the villa owners to volunteer for the committee as he believes the committee will benefit from their experience and perspective as villa owners. Lauren Siegel confirmed he will add the request to the next community newsletter. Ritchie Grethey reported that some of the streetlights are obscured by overgrown trees. Lauren Siegel suggested creating a survey to gauge interest in the mailbox replacement as all homeowners will be responsible for a special assessment if the Association moves forward with the project. He reminded those in attendance that the last time the subject was brought before the members, those opposed to the proposition far outweighed those in favor.

c. Legal Issues – The short-term rental is no longer being advertised on any of the major vacation rental websites. Attorney DeBoest will draft documentation to record the revisions to the Rules and Regulations with the county. The revision will be recorded prior to the preservation of the Association's Documents per Florida Statute 720.3032.

Motion: A motion was made by Jim Wisniewski to file the Marketable Record Title Act Notice to preserve the Association's Declaration of Covenants and Restrictions after the revision to the Rules and Regulations has been recorded with Lee County. Seconded by Patrick Stratton. **All in favor - Motion Passed**

d. Rental tracking – Jim Wisniewski reported there are twenty-five (25) rentals. Of the three (3) that will expire at the end of May one (1) was processed today.

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

f. Homeowner's Forum:

1) A homeowner asked why the villa owners were not notified of the roof tile color. The VOC committee chose the closest match to the existing color and all villa owners were notified of the color during the January 12, 2019 meeting.

2) A homeowner commented on the number of nails left behind by BP Roofing during their work in the villas. PJ Stratton and the VOC Committee will perform a final inspection prior to issuing payment to BP.

- 3) A homeowner asked if the villa roofs can be started prior to autumn of 2020. The Board plans on beginning them as soon as possible in 2020.
- 4) A homeowner asked that the Board consider purchasing “No Smoking” signs for the pool area as the issue has become problematic.
- 5) A homeowner asked how villa owners will obtain the warranty information for the new roofs. BP Roofing will supply the information to the Board and Alliant will distribute the information to the villa owners that have had their roofs replaced.

6. New Business

- a) **Marketable Record Title**- This has already been discussed.
- b) **Revision to Rule 2**- This has already been discussed.

Motion: A motion was made by Lauren Siegel to accept the proposed change to Rule 2 of the Association’s Rules and Regulations. Seconded by Claude Marku. **All in favor – Motion Passed**

c) Weeds in Ponds- Jim Wisniewski has been working with Gateway Services regarding the issues with the ponds. Gateway Services did not budget the funds to properly maintain the ponds to even a minimal level. As a result, they now must determine how to best resolve the issue. The options that are available to them are allowing homeowners to maintain the area themselves, allowing HOAs to pay Gateway Services to maintain the area through a special assessment to some or all homeowners, or allowing the HOA to pay Aquagenix (the current GSCDD contractor) to have the work done. Jim Wisniewski also discussed littorals for the ponds. The Development Orders for Silverlakes at Gateway do not designate any littoral planting shelves in any of the three (3) Silverlakes ponds. GSCDD is required to follow the Development Orders, but has failed to do so. Littorals are not required in any Silverlakes pond.

d) Other Business to be determined- None

7. Meetings:

- a. Next BOD Meeting – Wednesday, August 21, 2019

Adjournment:

Motion: A motion was made by PJ Stratton to adjourn meeting at 7:18 pm. Seconded by Jim Wisniewski. **All in favor – Motion Passed**

Meeting adjourned at 7:18 pm.

