

APPROVED
Board of Directors Minutes – Special Meeting
June 12, 2019 – 6:00 PM
Silverlakes Clubhouse

Present: Lauren Siegel, Markus Albrecht, and PJ Stratton. Jim Wisniewski and Claude Marku attended by conference call.

1. Establish Quorum/Call to Order: With five Board members present, a quorum was established. The meeting began at 6:00 PM.

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

2. The Board addressed several matters that have arisen since the last Board meeting that needed immediate attention.

a. Currently, the vendor gate code is operational between 7:00 AM and 4:00 PM Monday through Friday. The community entrance and exit gates are open between 5:00 PM and 7:00 PM Monday through Friday. So vendors can access the community between 7:00 AM and 7:00 PM except between 4:00 PM and 5:00 PM. There being no specific reason for the one hour “gap”, it was agreed that the vendor code should remain active until 5:00 PM Monday through Friday.

Motion:

Motion made by PJ Stratton to extend the time the vendor gate code is active until 5:00 PM Monday through Friday. Seconded by Lauren Siegel. All in favor – motion passed.

b. The Board received a transfer application for the sale of Unit 328. The prospective buyer previously resided in Silverlakes between 2011 and 2014. During that time, there were numerous instances of intentional disregard of the community rules concerning leases and disruption to the community that required considerable time and expense of the Board to address. The Board adopted Good Cause Reasons to Disapprove a Sale or Lease of a Home, recorded with the County on December 9, 2016 which requires a vote of the Board to reject a transfer or lease application. The Board discussed whether items 2, 6, and 8 constitute good cause reasons to reject this application.

Motion:

Motion made by Markus Albrecht to reject the transfer application for the sale of Unit 328 for good cause. Seconded by Lauren Siegel. All in favor – motion passed.

c. Legal Counsel for the Association recently sent a “Cease and Desist” letter to the owner of Unit 251 related to suspected leasing the property on a short term basis through VRBO or otherwise allowing numerous transient tenants to occupy the house in violation of a number of Association Rules and Regulations. The owner has contacted Alliant denying that he is leasing on a short term basis, but his statements are inconsistent with earlier statements, neighbor observations, and the clear VRBO listing. The Board will continue to monitor the situation along with neighbors as discussed at the April Board meeting and will take further action, consistent with the legal letter, if it appears that the transient or short term rental activity continues. There is no need for a follow up legal letter at this time.

d. Villa owners who have had their roofs replaced will be receiving a Notice of Completion that they can use for insurance or other purposes. The warranty for the roofs currently runs to the Association and will be transferred to each villa owner if and when they decide to end the current policy where the Association is responsible for roof replacement, painting, and pressure washing to a policy where each villa owner is responsible for those items.

e. Residents who responded to the survey asking whether all mail boxes should be replaced by the Association (with the resultant costs borne by homeowners) rejected the proposal by a vote of 59 against to 26 in favor. No further action will be taken.

f. The VOC has identified organizations that would fund the installation of a 20 foot flag pole with a 3X5 foot or 4X6 foot flag in the clubhouse parking lot near the light pole so that the flag can be illuminated at night. PJ Stratton contacted the County regarding whether a permit would be required and was told “no” since the pole was within Florida Statute 720 specifications and would not pose a traffic hazard. The Board agreed to conduct a survey of residents asking their views regarding installation of the flag pole and flag before moving forward.

g. The entry and exit ponds are still not operating. There have been additional complications regarding accessing potable water for use in the ponds that will require multiple bids due to the expected cost.

h. The VOC is continuing their efforts to replace the many trees that have been removed over the past few years.

3. Motion:

Motion made by PJ Stratton to adjourn the meeting. Seconded by Lauren Siegel. All in favor – motion passed.

Meeting adjourned at 6:46 PM.