

APPROVED
Board of Directors Minutes – Special Meeting
June 26, 2019 – 2:00 PM
Silverlakes Clubhouse

Present: Lauren Siegel, Markus Albrecht, PJ Stratton, and Jim Wisniewski. 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 2:33 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. Flagpole with installation- The Board discussed installing a twenty-foot (20') flagpole with a three foot by five foot (3'x 5') American flag near the Clubhouse that will be donated to the Association. The installation will be donated as well. Previously the Board conducted a survey to gauge homeowner interest and the results were in favor of the installation of the flagpole.

Motion:

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

b. Villa Roof- The Board discussed a request made by a the villa owner that the HOA assist him with his leaking roof. His villa is not scheduled for roof replacement until 2020. BP Roofing offered to tarp the roof, but the homeowner will not pay for the tarp. The homeowner has options available to him, but the HOA does not currently have the funds to replace his roof ahead of schedule and the homeowner does not wish to incur any expenses for which he would be responsible. No action will be taken by the HOA at this time. Lauren Siegel suggested altering the replacement schedule to allow for the roof in question to be the first replaced. It is currently slotted to be the last replaced. Markus Albrecht suggested that the Association ask BP Roofing to reinspect the remaining roofs in 2020 and offer their opinion on the scheduling order of the remaining villas. BP offered this service at no cost to the Association. Jim Wisniewski advised if the order is changed, the affected homeowners need to be given advance notice.

c. Potable Water Plumbing Project at Entrance- Michael from Next Plumbing visited the community prior to the meeting. He came to prepare an estimate to switch the water that automatically fills the waterfalls at the entrance from non-potable to potable water. He offered

his opinion to the Board. The system was originally designed to use non-potable water because the cost to use potable water would be exorbitant. Additionally, in order to run the pipes to support the change, the contractor will need to bore under the entry and exit road pavers. He estimates the cost to be between \$5,000-\$7,000. He does not recommend switching the water source. He recommended a phosphate buffer be installed instead. The CAM will notify the pool vendor that maintains the waterfalls.

Motion:

Motion made by Lauren Siegel to keep the current non-potable configuration. Seconded by Jim Wisniewski. All in favor – motion passed.

d. Landscape- The Board and the VOC representatives discussed Ramiro Rodgers' bid for the following items, the removal of two (2) oak trees with sod to be installed in their place and the installation of three (3) double foxtail palms with irrigation adjustments if needed. The oaks need to be removed due to destructive roots and a vine that is strangling the tree. The foxtails are to replace several palms that have been removed from Silverlakes common area property in 2018 and 2019.

Motion:

Motion made by Lauren Siegel to accept the proposals by Ramiro Rodgers' Landscaping totaling \$5,482. Seconded by Markus Albrecht. All in favor – motion passed.

e. Clubhouse Bathroom- Renovations on the bathrooms have been postponed twice. The renovations are a reserve item and some minor updates were discussed. Markus Albrecht suggested the VOC Committee begin thinking about how the bathrooms could be updated. The VOC Committee discussed moving the current set up for the water heater from the small closet off the kitchen area to the men's room. The VOC will obtain bids to move the water heater.

f. Marketable Record Title Act- Attorney, Richard DeBoest, is moving ahead with filing the preservation notice as planned.

g. Legal Update- Attorney, Richard DeBoest's office, has objected to the bankruptcy sale of Unit 162 until the Association's lien is specifically included in the order as a claim to be paid in full upon the sale of the property

3. Motion:

Motion made by Markus Albrecht to adjourn the meeting. Seconded by Patrick Stratton. All in favor – motion passed.

Meeting adjourned at 3:48 PM.