

**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**  
**August 21, 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; 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.
- 4. Approval of the Minutes:**
  - a. May 15, 2019 Board of Director's Meeting Minutes**
  - b. June 12, 2019 Board of Director's Meeting Minutes**
  - c. June 26, 2019 Board of Director's Meeting Minutes**

**Motion:** A motion was made by Lauren Siegel to approve the May 15, 2019, June 12, 2019, and June 26, 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 Markus Albrecht.
  - Aged Owner Balances Total: **\$20,681**
  - Cash – Operating: **\$239,322**
  - Cash – Reserves: **\$565,528**
  - Total Cash: **\$804,850**
  - Available Free Cash: **\$138,916**
  - Expenses under budget: **\$3,036**

The owner balances increased from \$19,205 in the month of May to \$20,681 at the end of July. In July there were twenty-two (22) delinquent owners. In June there were twelve (12) and in May there were nineteen (19). There are two (2) homeowners that have payment plans and both are current in their arranged payments. There is one (1) in bankruptcy and three (3) in collections with Attorney, Richard DeBoest's office. There are seven (7) owners who have not yet paid their quarter three assessments. There are also several accounts that have unpaid fines.

The Association did incur some unexpected costs for the repair of the entrance waterfalls. The utility bill for water also increased as a result of the waterfalls' maintenance.

**b. Committee Reports**

**i. Architectural Control** – The committee received a total of thirteen (13) requests: seven (7) for roof replacement, one (1) for window replacement, three (3) for exterior paint, one (1) for a privacy fence, and one (1) for hurricane shutter installation. The application for the privacy fence was denied because the committee did not have enough information. The other applications were approved as submitted.

**ii. Communications** – No report.

**iii. Clubhouse Social** – No report.

**iv. Finance** – No report.

**v. Fine Appeal** – No report.

**vi. Exercise** – The television in the fitness area is reportedly not working. Lauren Siegel has repaired one (1) of the broken fans and is in the process of repairing the other one.

**vii. Vendor Oversight** – Lauren Siegel reported on projects the committee wishes to research in the future. The acoustics in the clubhouse were discussed. While estimates have not been obtained, the committee estimates that the expense will be approximately \$10,000. Lauren reported that a homeowner suggested installing heavy curtains over the small, high windows in the clubhouse to reduce the noise. The committee also requested that the 2020 budget include funds to pressure wash the parking area pavers, pool and clubhouse pavers, the concrete park benches, all street gutters and curbs, the gatehouse, and the fence surrounding the pool. The bathrooms in the clubhouse will receive some minor updates. The committee previously discussed moving the water heater from the small closet located just off the kitchen to the men’s room. The heater cannot be moved as there is not enough room in the men’s room.

**c. Legal Issues** – The Marketable Record Title Act Notice was filed with the Lee County Clerk of Courts. A copy of the notice will be sent to the membership with the next scheduled community mailing per Florida Statute. The sale of unit 162 has closed. Alliant will inform Ramiro Rodgers Landscaping that lawn maintenance to the lot will no longer be necessary. The Board discussed unit 153. Attorney, Richard DeBoest has unsuccessfully attempted to contact the owners.

**Motion:** A motion was made by Markus Albrecht to initiate the lien foreclosure process on unit 153. Seconded by Claude Marku. **All in favor - Motion Passed**

**d. Rental tracking** – Jim Wisniewski reported there are twenty-three (23) rentals and one (1) of the leases listed on the July report expired on August 1, 2019.

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

**f. Homeowner’s Forum:**

- 1) A homeowner asked if the community’s list of violations can be shared with the membership. The Board does not feel sharing the information with all residents is appropriate. Homeowners can meet with the CAM on Wednesdays during the scheduled time in the clubhouse if they would like to report or discuss violations.
- 2) A homeowner asked if gate clickers can be deactivated. They cannot; the system cannot support that request and upgrading the system is very expensive.
- 3) A homeowner commented that the community does not look appealing. They reported on a pool that is not being properly maintained by the home’s owner. The pool cage surrounding the pool has also been destroyed. The homeowner already has a violation from the HOA, and Lee County Code Enforcement

has also been notified. This is the same property for which the lien foreclosure process was approved earlier in the meeting.

- 4) A homeowner wanted to discuss fines they received for fishing in the ponds on private property. The homeowner advised he has sent letters of permission from multiple owners to Alliant. Alliant received a letter from one (1) homeowner. The CAM asked that any letters the homeowner has be sent directly to her. They will be saved with the HOA's records. Jim Wisniewski noted that the Association has a standard letter that should be used to notify homeowners giving permission of certain liability matters.

## 6. New Business

**a) Financial Statement Auditor-** The Board received the draft today. The report was subsequently postponed.

**b) Villa Roof Vendor-** The roof replacement for the remaining three (3) villas will most likely begin in the last quarter of 2020. The discussion regarding if BP Roofing will continue with the remaining roof replacements was postponed.

**c) Pool Furniture-** The Board discussed the options of fabric sling chairs or vinyl strap chairs, both new and refurbished. The Board considered three (3) bids from locally owned and operated companies. Claude Marku will research the internet and the companies to obtain more information to present at the next Board meeting.

**d) Pool Monitoring-** Claude Marku will put the camera app on his phone and monitor the footage.

**e) Pool Fence-** The Board will not pursue replacing the perimeter fence at the pool. A taller fence will interfere with the views from the pool area and will not eliminate determined trespassers or vandals.

**f) 2020 Budget Input-Clubhouse Acoustics-**The Board does not believe that the clubhouse is used frequently enough to warrant the cost. A PA System was also discussed as a less expensive option. The Board will not act at this time.

**g) GSCDD Pond Maintenance Developments-** Gateway Services has not properly budgeted for the maintenance of the Gateway ponds. They are currently considering multiple recommendations to compensate for the deficiency. A formal committee has been established by the GSCDD Board to review and revise GSCDD policies and procedures concerning the Gateway ponds. Jim Wisniewski has been appointed as a member of this five (5) person committee and will keep the Board apprised of developments. Committee meetings are open to the public.

**h) Other Business to be Determined: Alliant Management Contract-** The Board has several questions and comments for Alliant's Business Development team. Jim Wisniewski and Markus Albrecht will work with Alliant to reach an arrangement.

**LED FPL Light Conversion-** The Board discussed trimming the foliage around all the existing streetlamps. The HOA would pay for the expense.

**Director's Manual-** The discussion was tabled.

## 7. Meetings:

- a. Next BOD Meeting – Wednesday, September 18, 2019

### Adjournment:

**Motion:** A motion was made by Lauren Siegel to adjourn meeting at 8:10 pm. Seconded by Claude Marku. **All in favor – Motion Passed**

**Meeting adjourned at 8:10 pm.**