

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
October 16, 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. September 18, 2019 Board of Director's Meeting Minutes**

Motion: A motion was made by Lauren Siegel to approve the September 18, 2019 Board of Director's meeting minutes. Seconded by Jim Wisniewski. **All in favor - Motion Passed**

6. Old Business

- a. Treasurer's Report:** The report was provided by Markus Albrecht.
 - Aged Owner Balances Total: **\$12,834**
 - Cash – Operating: **\$219,364**
 - Cash – Reserves: **\$581,750**
 - Total Cash: **\$801,114**
 - Available Free Cash: **\$156,000**
 - Expenses under budget: **\$1,616**

At the end of September there were fourteen (14) delinquent owners. In July there were twenty-two (22) and in August there were eighteen (18). The outstanding balance is \$12,834 which is lower than the balance in August of \$20,230. There are two (2) homeowners that have payment plans, and both are current with their arranged payments. There is one (1) property in lien foreclosure.

The Association has \$219,364 in their operating account; \$156,000 is available free cash which is above the targeted amount due to successful collection actions. The overall expenditures are \$1,616 below budget.

b. Committee Reports

- i. Architectural Control** – The committee received a total of ten (10) requests: four (4) for roof replacement, three (3) for exterior paint, one (1) for window replacement, one (1) for gutter installation and one (1) for fence installation. Two (2) of the roofing requests were denied because they were for partial replacement with a different tile. The fence installation application was approved with the stipulation that the fence must be PVC or aluminum.
- ii. Communications** – No report.

iii. **Clubhouse Social** – The community’s semi-annual garage sale is scheduled for Saturday, October 19, 2019. The Board discussed selling some of the old pool furniture at the garage sale and taking reservations to sell the remaining furniture after Suncoast Furniture delivers the replacements. The lounge chairs will be \$20 each or four (4) for \$60. The tables will be approximately \$25 each. The Social Committee will begin planning the events for 2020 in the upcoming weeks.

iv. **Finance** – John Amaral complimented the efforts of the Board in reducing the aged owner balances.

v. **Fine Appeal** – Richard Macchia reported that the committee received one waiver request. The request was denied.

vi. **Exercise** – Commercial Fitness has been notified that the elliptical is not working. Lauren Siegel is in the process of fixing the broken fan.

vii. **Vendor Oversight** – No report.

c. **Legal Issues** – The Board discussed the HOA’s approved payment plans. One (1) of the plans has been paid in full. The other plan has paid the agreed upon amount but has yet to pay Q4. Units 158 and 188, purchased in April and May respectively, have not paid any HOA assessments since purchase.

Motion: A motion was made by Markus Albrecht to turn units 158 and 188 over to Attorney, Richard DeBoest’s office. Seconded by Patrick Stratton. **Affirmative votes:** Markus Albrecht, Patrick Stratton, Lauren Siegel, and Claude Marku. **Negative vote:** Jim Wisniewski - **Motion Passed**

d. **Rental tracking** – Jim Wisniewski reported there are twenty-three (23) rentals.

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

f. Homeowner’s Forum:

- 1) A homeowner discussed Lennar’s request to use dynamite during the construction of Timber Creek Association. He requested interested homeowners attend the meeting with the Lee County Zoning Department on November 6, 2019 to express their objection to the blasting.
- 2) A homeowner suggested purchasing a fan with a timer for the gym.
- 3) A homeowner suggested the HOA consider installing solar panels on the clubhouse roof.
- 4) A homeowner asked for an update on the pond renovations. GSCDD has completed the engineering aspect of the project. The north and center lakes will be done during phase two which is expected to begin in spring of 2020. The south lake will be done during phase three which will begin in approximately three (3) years.
- 5) A homeowner reported that the irrigation at the front entrance has been running daily. He also reported that the sprinklers in the common area by the villas are irrigating the street, not the turf. Alliant will contact Ramiro Rodgers Landscaping.

7. New Business

a) **Director’s Manual Update & Schedule of Fines-** The Board discussed updates to the Director’s manual. They discussed reserve funding after the clubhouse was paid off, several incorrect citations of the documents, and antiquated and inapplicable policies and procedures. The Board also discussed violations that have been grandfathered in and whether enforcement of those violations on estoppel letters is proper. Jim Wisniewski will revise the draft pursuant to this discussion and will contact legal counsel about certain estoppel issues

b) **BP Roofing Construction Lien-** The HOA’s D&O insurance company will provide legal counsel regarding the suit against the Association. The HOA will pay the \$1,000 deductible. Attorney DeBoest’s office filed an extension request on behalf of the Association while the insurance company prepares. The Association is still waiting on the release of lien that BP Roofing claims to have acquired from Beacon Acquisition for the

payment of the roofing tiles.

c) 2020 Budget- The following alterations will be made to the draft budget for 2020: Legal will increase to \$10,000, Doubtful Accounts will decrease to \$2,000, and Waterfalls will increase to \$2,200. The Board will collect another month of data regarding the water and sewer bill and will adjust the budget accordingly.

d) Unit 153- The Board would like the amenities cards for the delinquent account deactivated.

e) HOA Property outside Silverlakes- According to Lee County Property Appraiser's website, Silverlakes HOA owns two parcels outside of what historically has been considered in the community. The Board may consider adding the parcels to the common areas for insurance purposes. Jim Wisniewski will reach out to Attorney, Richard DeBoest regarding the matter.

f) Pool and Waterfall Maintenance-The HOA requested bids for the monthly maintenance of the pool and the waterfalls. Two (2) vendors submitted bids, however both were vague as to the exact dollar amount needed to purchase an adequate amount of chemicals for the waterfalls. Alliant will ask the current vendor for a more specific average on the amount of chemicals used in the past year.

l) Pressure Washing- The Board would like this topic on their next agenda.

8. Meetings:

- a. Next BOD Meeting – Wednesday, November 20, 2019

Adjournment:

Motion: A motion was made by Lauren Siegel to adjourn meeting at 8:19 pm. Seconded by Jim Wisniewski. **All in favor – Motion Passed**

Meeting adjourned at 8:19 pm.